LOT 8 RICHMOND ESTATES S/D.
883-1989, 888-1759, 915-827, QC

JOHNSTON RICHARD TODD JR/JOHNSTON ANNALENA MARIE
895 SW BROOKDALE DR
LAKE CITY, FL 32025

2027

06-4S-17-07979-108

BUILDING CHARACTERISTICS

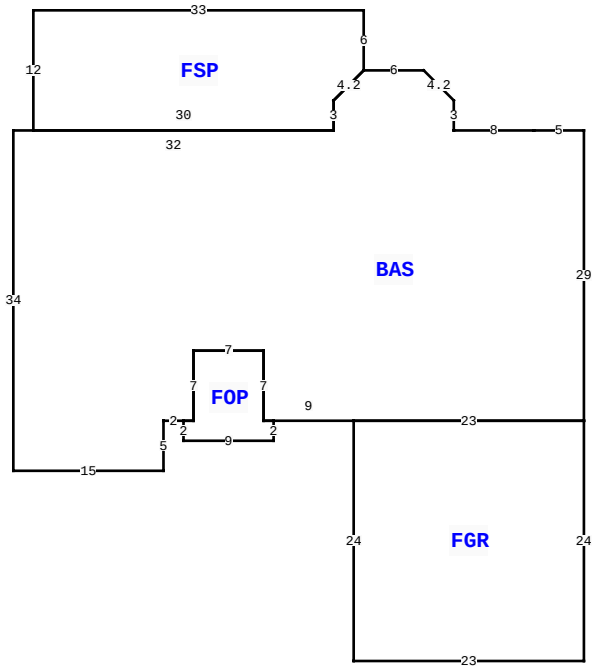
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	209,639
FGR	552	55		304	36,585
FOP	67	30		20	2,407
FSP	383	40		153	18,413
TOTALS	2,744			2,219	267,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	136.7566	150.43	333,804	2000	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 1742 HX Base Yr



895 SW BROOKDALE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	988.00	UT	1.50	1.50	100	2000	2000	3	100	1,482	
2	0120	CLFENCE 4	0	0	24	8	192.00	UT	4.50	4.50	100	2000	2000	3	100	864	
3	0280	POOL R/CON	0	0	0	0	389.00	UT	70.00	70.00	100	2008	2008	3	58	15,793	
4	0282	POOL ENCL	0	0	25	30	750.00	UT	15.00	15.00	100	2008	2008	3	40	4,500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	267,043
TOTAL MARKET OB/XF VALUE	23,239
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	308,782
SOH/AGL Deduction	0
ASSESSED VALUE	308,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,782
TOTAL JUST VALUE	308,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046984	Remodel	3,249	04/17/2023
831	POOL	75	05/28/2008
1629	SFR	323	09/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2721	8/28/2025	WD	Q	I	01	395,000
GRANTOR: KAPAKLY KONSTANTIN V						
GRANTEE: JOHNSTON RICHARD TO						
1445/1928	8/24/2021	WD	Q	I	01	270,000
GRANTOR: SIKES COX KIMBERLY AN						
GRANTEE: KAPAKLY KONSTANTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W5 W8 N3 U3L3 W6 D3L3 S3 W32 S34 E15 N5 E2 E1 N7 E7 S7 E9 E23 N29 $
FGR=[ORIG=-23,29] S24 E23 N24 W23 $
FOP=[ORIG=-40,29] S2 E9 N2 W1 N7 W7 S7 W1 $
FSP=[ORIG=-55,-12] S12 E30 N3 U3R3 N6 W33 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,239

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	85.00	156.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/03/2025 BY TP Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS