LOT 10 RICHMOND ESTATES S/D.

856-1707, 921-973, LE 1549-1341,

KIRKLAND BETTY F
869 SW BROOKDALE DR
LAKE CITY, FL 32025

2027

06-4S-17-07979-110

BUILDING CHARACTERISTICS

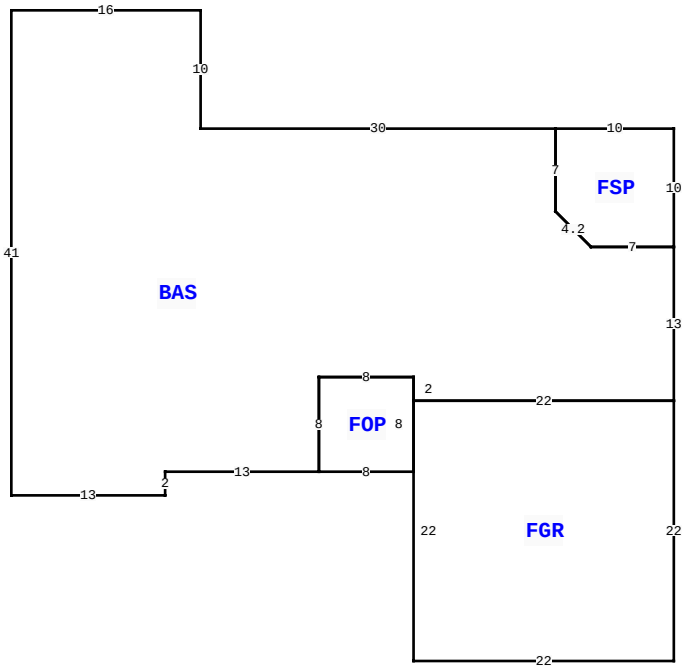
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,519	100		1,519	132,086
FGR	484	55		266	23,130
FOP	64	30		19	1,652
FSP	96	40		38	3,304
TOTALS	2,163			1,842	160,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	113.0920	124.40	229,145	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2002 Heated Area: 1519 HX Base Yr 2002



869 SW BROOKDALE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		160,172
TOTAL MARKET OB/XF VALUE		1,378
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,050
SOH/AGL Deduction		52,531
ASSESSED VALUE		127,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,108
TOTAL JUST VALUE		180,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,960

SALE:2:2: ORB 921-973,

SALE:2:1: DOC STAMPS ON DR-219, BUT NONE ON DEED

LAND:1:1: 0.38 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
933	SFR	247	03/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1341	8/26/2025	LE	U	I	14	100
GRANTOR: KIRKLAND BETTY F (ENH						
GRANTEE: GOFF KAREN K (RMDR)						
0921/0973	1/12/2001	WD	Q	I		93,500
GRANTOR: J SABBE						
GRANTEE: BETTY KIRKLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N10 W16 S41 E13 N2 E13 FOP= E8 N8 W8 S8$ N8 E8 S2
FGR= S22 E22 N22 W22$ E22 N13 FSP= N10 W10 S7 D3 R3 E7$ W7
L3 U3 N7$.

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	100	0	0	785.00	UT	1.50	1.50	100	1997	1997	3	100	1,178	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,378

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	100		RSF-1	91.00	187.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/16/2016 BY DF Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS