(AKA PART OF LOT 8 BROOKWOOD S/D
BEG NW COR OF NW1/4, RUN E ALONG
S 330.28 FT, W 915 FT, N 330 FT

MCRAE NORMAN I/MCRAE WANDA R
534 SW BROOKWOOD DR
LAKE CITY, FL 32024

2027

11-5S-16-03569-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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 01

NEIGHBORHOOD/LOC 11516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,734	100		2,734	190,293
FGR	448	55		246	17,122
FOP	188	30		56	3,898
TOTALS	3,370			3,036	211,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,036	115.0450	126.55	384,206	1979	1979	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 1997 Heated Area: 2734 HX Base Yr 1997
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

534 SW BROOKWOOD DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/22/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,313
TOTAL MARKET OB/XF VALUE		17,337
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		298,650
SOH/AGL Deduction		130,690
ASSESSED VALUE		167,960
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,549
TOTAL JUST VALUE		298,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,491

SALE:1:1: 7 AC WITH IMP - MANY REPAIRS

LAND:1:1: BACK PART LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13762	POOL	95	03/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0773/2290	4/26/1993	WD	Q	I		127,900
GRANTOR: BILLY ARRINGTON						
GRANTEE: NORMAN MCRAE						
0559/0128	3/01/1985	WD	Q	V	01	17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0070	CARPORT UF	0	100	36	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0210	GARAGE U	0	100	24	36	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0261	PRCH, UOP	0	100	8	36	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0280	POOL R/CON	0	100	13	30	390.00	UT	70.00	70.00	100	1998	1998	3	40	10,920	
6	0166	CONC,PAVMT	0	100	0	0	478.00	UT	1.50	1.50	100	1998	1998	3	100	717	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 17,337

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		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							

REVIEW DATE 09/16/2019 BY BC Total Acres: 7.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS