

(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

2026

11-5S-16-03569-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	06	BD/BATTEN	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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
BAS	2,734	100	
FGR	448	55	
FOP	188	30	
TOTALS	3,370		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	100%	- 1997	128.85	391,189	1979	1979	0	0	10	35.00	55.00	
Heated Area: 2734 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL. HX Base Yr 1997													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,154
TOTAL MARKET OB/XF VALUE			17,337
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			302,491
SOH/AGL Deduction			139,423
ASSESSED VALUE			163,068
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			111,657
TOTAL JUST VALUE			302,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,491

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:						

EXTRA FEATURES																	
L N	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	CARPOT 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	

TOTAL OB/XF													
534 SW BROOKWOOD DR, LAKE CITY													
BLD DATE	XF DATE	INC DATE	LGL DATE	AG DATE									
			04/22/2026	MLU									

BUILDING NOTES													
NULL													

BUILDING DIMENSIONS													
NULL													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							