PART OF LOT 5 BROOKSIDE S/D DESC
SW COR OF LOT 5, RUN N 277.90 FT
FT, SE 78.60 FT, SW 233.39 FT, W

WHEELER BRADLEY J/WHEELER CHRISTIE C
197 NW BROOKSIDE CRT
LAKE CITY, FL 32055

2027

35-3S-16-02575-001

BUILDING CHARACTERISTICS

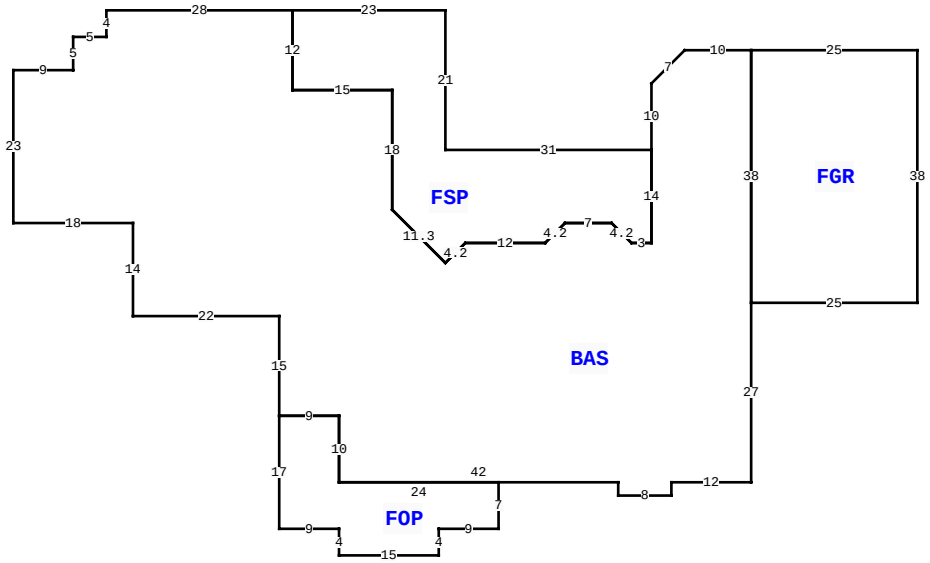
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		35316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,840	100		4,840	550,076
FGR	950	55		522	59,327
FOP	381	30		114	12,956
FSP	861	40		344	39,096
TOTALS	7,032			5,820	661,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,820	143.5018	157.85	918,687	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 4840 HX Base Yr 1998



197 NW BROOKSIDE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		661,455
TOTAL MARKET OB/XF VALUE		34,659
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		722,364
SOH/AGL Deduction		305,745
ASSESSED VALUE		416,619
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		365,208
TOTAL JUST VALUE		722,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		734,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051425	Remodel	50,465	11/07/2024
000051327	Roof Replacement	18,923	10/31/2024
11862	POOL	95	11/15/1996
11308	SFR	720	06/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S4 W5 S5 W9 S23 E18 S14 E22 S15 FOP= S17 E9 S4 E15 N4 E9 N7 W24 N10 W9$ E9 S10 E42 S2 E8 N2 E12 N27 FGR= E25 N38 W25 S38$ N38 W10 L5 D5 S10 FSP= W31 N21 W23 S12 E15 S18 D8 R8 U3 R3 E12 U3 R3 E7 R3 D3 E3 N14$S14 W3 U3 L3 W7 L3 D3 W12 L3 D3 L8 U8 N18 W15 N12$.

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	0280	POOL R/CON	0	100	36	18	648.00	UT	70.00	70.00	100	1997	1997	3	40	18,144	
2	0166	CONC,PAVMT	0	100	0	0	1,026.00	UT	1.50	1.50	100	1997	1997	3	100	1,539	
3	0166	CONC,PAVMT	0	100	0	0	2,844.00	UT	1.50	1.50	100	1997	1997	3	100	4,266	
4	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	30	1997	1997	3	30	360	
6	0060	CARPORT F	0	100	18	40	720.00	UT	3.00	3.00	100	1997	1997	3	100	2,160	
7	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1997	1997	3	100	1,350	
8	0169	FENCE/WOOD	0	100	0	0	160.00	UT	7.50	7.50	100	1997	1997	3	100	1,200	
9	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	5.00	100	1997	1997	3	100	840	

LAND DESCRIPTION

TOTAL OB/XF 34,659

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		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,250							

REVIEW DATE 03/20/2026 BY robin Total Acres: 1.75 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2026 BY SYS