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

**2026**

**35-3S-16-02575-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

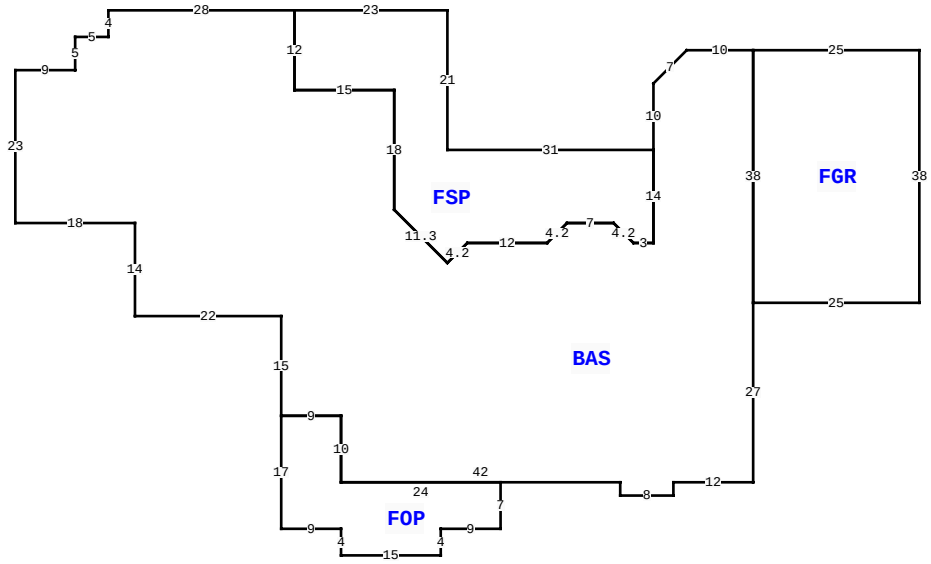
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 570,079 |
| FGR | 950 | 55 | | 522 | 61,484 |
| FOP | 381 | 30 | | 114 | 13,427 |
| FSP | 861 | 40 | | 344 | 40,518 |
| TOTALS | 7,032 | | | 5,820 | 685,508 |

## 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 | 163.59 | 952,094 | 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 | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 685,508 |
| TOTAL MARKET OB/XF VALUE | | 34,659 |
| TOTAL LAND VALUE - MARKET | | 26,250 |
| TOTAL MARKET VALUE | | 746,417 |
| SOH/AGL Deduction | | 341,933 |
| ASSESSED VALUE | | 404,484 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 353,073 |
| TOTAL JUST VALUE | | 746,417 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 743,744 |

| 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 05/08/2026 BY SYS