NE DIV: LOT 11 BLOCK 6 WASHINGTO

748-47 PB 97-62-CP 839-371, THRU

LEE ANDREA
541 NE BROADWAY AVE
LAKE CITY, FL 32055

2026

00-00-00-10813-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

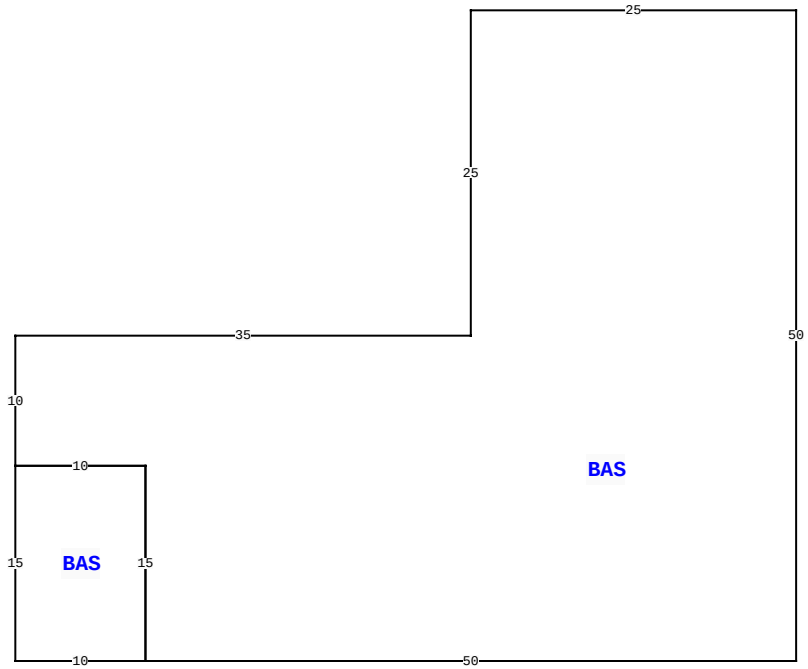
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100		150	5,336
BAS	1,975	100		1,975	70,248
TOTALS	2,125			2,125	75,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	57.7368	64.67	137,424	1954	1954	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 1999 Heated Area: 2125 HX Base Yr 1999



541 NE BROADWAY AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		75,583
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		2,420
TOTAL MARKET VALUE		78,403
SOH/AGL Deduction		41,004
ASSESSED VALUE		37,399
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,399
TOTAL JUST VALUE		78,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1062/2541	10/21/2005	PR	Q	I	01	100
GRANTOR: ANDREW LEE (PER REP O						
GRANTEE: ANDREA LEE						
0846/0635	9/22/1997	PR	Q	I	01	0
GRANTOR: ANDREW LEE AS PR ESTA						
GRANTEE: ANDREA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S25 W35 S10 BAS= S15 E10 N15 W10$ E10 S15 E50 N50$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 400

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			0.00	0.00	9,682.00	SF		1.00	1.00	1.00	0.25	0.25	2,420							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.22 Total Land Value: 2,420 Market: 0 Agricultural: 0 Common: 2,420 PRINTED 10/10/2025 BY SYS