E DIV LOT 5 GIEBEIG'S ADDITION

773-1564, CT 1183-1544, WD 1190-

**CORDERO DANIELA M**
974 SE BROCK GLN
LAKE CITY, FL 32025

**2026**

**00-00-00-12960-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 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 | 04 | 04 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

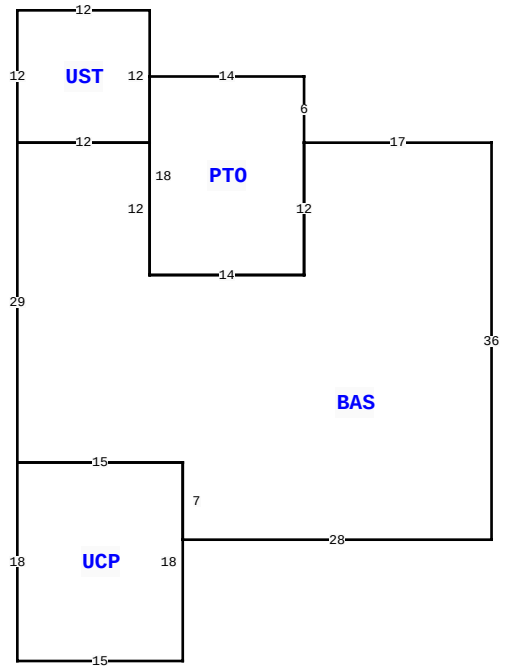
NEIGHBORHOOD/LOC 860317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,275 | 100 | | 1,275 | 80,057 |
| PTO | 252 | 5 | | 13 | 816 |
| UCP | 270 | 20 | | 54 | 3,390 |
| UST | 144 | 45 | | 65 | 4,081 |
| TOTALS | 1,941 | | | 1,407 | 88,345 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,407 | 86.2524 | 96.60 | 135,916 | 1953 | 1953 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1275 HX Base Yr 2024




974 SE BROCK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 88,345 |
| TOTAL MARKET OB/XF VALUE | | 80 |
| TOTAL LAND VALUE - MARKET | | 7,547 |
| TOTAL MARKET VALUE | | 95,972 |
| SOH/AGL Deduction | | 19,829 |
| ASSESSED VALUE | | 76,143 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 25,421 |
| TOTAL JUST VALUE | | 95,972 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 95,972 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1489/1252 | 5/02/2023 | WD | Q | I | 01 | 97,000 |
| GRANTOR: HUDSON W KEITH | | | | | | |
| GRANTEE: CORDERO DANIELA M | | | | | | |
| 1190/2730 | 3/17/2010 | WD | U | I | 12 | 22,500 |
| GRANTOR: AURORA LOAN SERVICES | | | | | | |
| GRANTEE: W KEITH HUDSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 PTO= N6 W14 S18 E14N12$ S12 W14 N12 UST= N12 W12S12 E12$ W12 S29 UCP= S18 E15N18 W15$ E15 S7 E28 N36$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 80 | |

## LAND DESCRIPTION

TOTAL OB/XF 80

| 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 | | *RSF | -372.00 | 111.00 | 7,944.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 7,547 | | | | | | | |

REVIEW DATE 07/11/2023 BY ME Total Acres: 0.18 Total Land Value: 7,547 Market: 0 Agricultural: 0 Common: 7,547 PRINTED 12/31/2025 BY SYS