PINECREST #14 DESC AS: COMM NE C
PINEWOOD S/D, W 354.29 FT, S 33.
WALL & POB, CONT S 67.32 FT, E 1

BRODERICK JAMES EDMUND
183 SE GREGORY GLN
LAKE CITY, FL 32025

2026

05-4S-17-14242-014

BUILDING CHARACTERISTICS

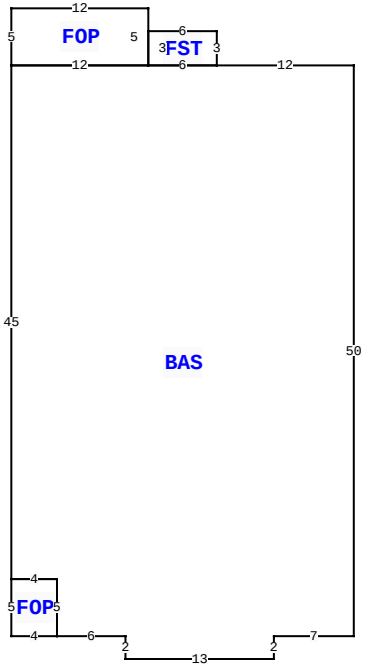
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0401	TOWNHOUSE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100		1,506	152,396
FOP	20	30		6	607
FOP	60	30		18	1,822
FST	18	55		10	1,012
TOTALS	1,604			1,540	155,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,540	111.4740	113.70	175,098	1980	2015	0	0	0	11.00	89.00

1 TOWNHOUSE 0% - 2023 Heated Area: 1506 HX Base Yr



180 SW CRESCENT ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	155,837
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,484
TOTAL MARKET VALUE	157,321
SOH/AGL Deduction	0
ASSESSED VALUE	157,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,321
TOTAL JUST VALUE	157,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/490	7/18/2025	LE	U	I	14	100
GRANTOR: BRODERICK JAMES EDMUN						
GRANTEE: BRODERICK JAMES EDM						
1481/985	12/12/2022	WD	Q	I	01	176,500
GRANTOR: YOUNG THERESE QUIETTE						
GRANTEE: BRODERICK JAMES EDM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FST= N3 W6 S3 E6$ W6 FOP= N5 W12 S5 E12$ W12 S45
FOP= S5 E4 N5 W4$ E4 S5 E6 S2 E13 N2 E7 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0810	C	TOWNHOUSE1	0			0.00	0.00	1,979.00	SF		1.00	1.00	1.00	0.75	0.75	1,484							

REVIEW DATE 02/17/2023 BY ME Total Acres: 0.05 Total Land Value: 1,484 Market: 0 Agricultural: 0 Common: 1,484 PRINTED 11/07/2025 BY SYS