

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,118	100	
FGR	484	55	
FOP	72	30	
FOP	240	30	
TOTALS	2,914		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2010	113.18	280,460	2009	2009	0	0	16.00	84.00

Heated Area: 2118 HX Base Yr 2010

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	235,586			
TOTAL MARKET OB/XF VALUE	17,205			
TOTAL LAND VALUE - MARKET	33,750			
TOTAL MARKET VALUE	286,541			
SOH/AGL Deduction	90,563			
ASSESSED VALUE	195,978			
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE	145,256			
TOTAL JUST VALUE	286,541			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	289,346			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050701	Storage Building	18,769	08/29/2024
27790	SFR	813	05/04/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1114/0349	3/19/2007	WD	Q	V		59,000
GRANTOR: GONZALEZ DANIEL						
GRANTEE: ALECIA L CROFT						
1064/0471	10/31/2005	WD	Q	V		39,500
GRANTOR: WELLS						
GRANTEE: GONZALEZ						

EXTRA FEATURES															601 SW BRODERICK DR, LAKE CITY	
L N	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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.50	2.50	100	2009	2009	3	100	3,505	
3	0030	BARN, MT	0	100	0	0	UT	7,200.00	7,200.00	100	2025	2024		100	7,200	
4	0060	CARPORT F	0	100	0	0	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
5	0251	LEAN TO W/	0	100	0	0	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS= W27 FOP= N3 W30 S8 E30 N5\$ S5 W30 S13 FGR= W22 S22 E22 N22\$ S22 E22 FOP= S6 E10 N6 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E27 N40\$.	

LAND DESCRIPTION										TOTAL OB/XF										17,205				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	22,500.00	33,750.00	33,750							