



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 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	0100SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,730	100
FGR	506	55
FOP	64	30
FOP	68	30
TOTALS	2,368	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,047	108.9000	121.97	249,673	1987	1987	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 0												
Heated Area: 1730 HX Base Yr												
215 SW BRODERICK DR, LAKE CITY												
BLD DATE 04/03/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0 3
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1989	1989 3
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993 3
4	0296	SHED METAL	0 100	12	20	240.00	UT	5.00	5.00	100	1993	1993 3
5	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013 3
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013 3

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY												
VALUATION SUMMARY												
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VALUATION BY STANDARD												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 162,287												
TOTAL MARKET OB/XF VALUE 18,736												
TOTAL LAND VALUE - MARKET 35,000												
TOTAL MARKET VALUE 216,023												
SOH/AGL Deduction 93,222												
ASSESSED VALUE 122,801												
TOTAL EXEMPTION VALUE HX HB VX 55,722												
BASE TAXABLE VALUE 67,079												
TOTAL JUST VALUE 216,023												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 216,023												
LAND:1:1: 1.00 AC												
PERMIT NUM DESCRIPTION AMT ISSUED												
000048435 Roof Replacement 21,000 10/18/2023												
000041536 REMODEL WINDOW RE 10,946 03/17/2021												
SALES DATA												
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE												
1373/1813 12/03/2018 WD U I 11 100												
GRANTOR: BRUCE W & BETSY P TOU												
GRANTEE: BRUCE W & BETSY P T												
0567/0747 7/01/1985 WD Q V 5,000												
GRANTOR:												
GRANTEE:												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W18 FOP= N4 W16 S4 E16\$W16 N4 W14 S24 FGR= W15 S22 E23 N22 W8\$ E8 S10 FOP= S9 E13 N2 W7 N7 W6\$ E6 S5 E7 S2 E9 S5 E18 N42\$.												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												