LOT 8 CENTURY ESTATES, EX THE SO
654-448, FJ 730-169, LE 1259-117

LOPEZ HERNEL F
PO BOX 99056
NAPLES, FL 34116

2026

18-4S-17-08467-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

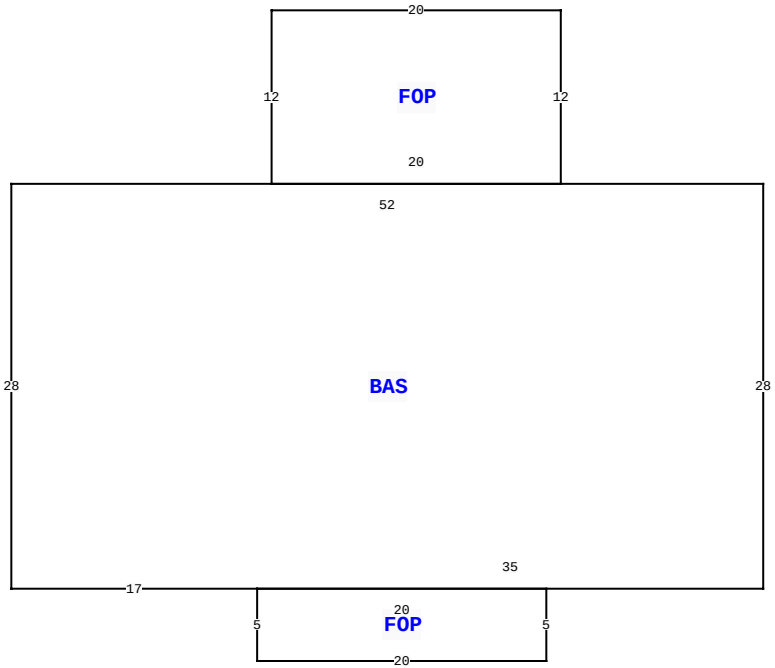
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	182,787
FOP	100	30		30	3,767
FOP	240	30		72	9,039
TOTALS	1,796			1,558	195,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,558	124.5420	139.49	217,325	1988	2017	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1456 HX Base Yr 2022



399 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,592
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		232,392
SOH/AGL Deduction		33,598
ASSESSED VALUE		198,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,072
TOTAL JUST VALUE		232,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041501	Remodel	40,000	03/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2425	10/12/2021	WD	Q	I	01	259,000
GRANTOR: WW5 LLC						
GRANTEE: LOPEZ HERNEL F						
1334/0985	4/07/2017	WD	Q	I	01	33,000
GRANTOR: JENNIFER HOLME						
GRANTEE: WW5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S28 E17 E35 N28 $
FOP=[ORIG=-35,28] S5 E20 N5 W20 $
FOP=[ORIG=-34,-12] E20 S12 W20 N12 $
.

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	1,800.00	1,800.00	100	2022	2021		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/29/2021 BY CP Total Acres: 0.95 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS