

LOT 16 CENTURY ESTATES.
WD 429-459, AG 431-290, QC 488-2

PERRY KEITH EVAN
216 SW BRODERICK DR
LAKE CITY, FL 32025

2026

18-4S-17-08467-017



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN 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	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	18417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	143,699
FOP	12	30		4	311
FSP	288	40		115	8,933
FST	154	55		85	6,603
UOP	96	20		19	1,476

TOTALS	2,400			2,073	161,021
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0294	SHED WOOD/	0	100	8	12		1.00	UT 0.00
3	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00
4	0040	BARN,POLE	0	100	12	12		144.00	UT 2.50
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,073	106.7000	119.50	247,724	1979	1979	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1850 HX Base Yr

Site map showing property layout with labels FSP, BAS, FST, and UOP. Dimensions are provided for various sections.

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

TOTAL OB/XF															2,160
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
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200
2	0294	SHED WOOD/	0	100	8	12		1.00	UT 0.00	100	0	0	3	100	400
3	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	100
4	0040	BARN,POLE	0	100	12	12		144.00	UT 2.50	100	1993	1993	3	100	360
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	100

TOTAL OB/XF															2,160
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				161,021	
TOTAL MARKET OB/XF VALUE				2,160	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				198,181	
SOH/AGL Deduction				88,863	
ASSESSED VALUE				109,318	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				58,596	
TOTAL JUST VALUE				198,181	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				198,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053467	Roof Replacement	12,900	06/26/2025

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1474/1022	8/26/2022	LE U	I	I	14
GRANTOR: PERRY CLAIRE DIANE KE					SALE PRICE
GRANTEE: PERRY CLAIRE KEITH					100
1390/2089	8/07/2019	LE U	I	I	14
GRANTOR: CLARIE DIANE KEITH PE					100
GRANTEE: JULIE D PERRY MORRI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 FSP= N12 W24 S12 E24\$ W32 S14 FST= S14 E11 N14 W11\$ E11 S14 E16 UOP= S6E16 N6 W4 FOP= N3 W4 S3 E4\$ W12\$ E8 N3 E4 S3 E33 N28\$.									