LOTS 5 & 6 WESTER WOODS PHSE 1.
990-2400, WD 1289-1955

PRESTON ERIC/PRESTON RANDI
182 SW BROADLEAF CT
LAKE CITY, FL 32024

2026

30-4S-17-08898-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

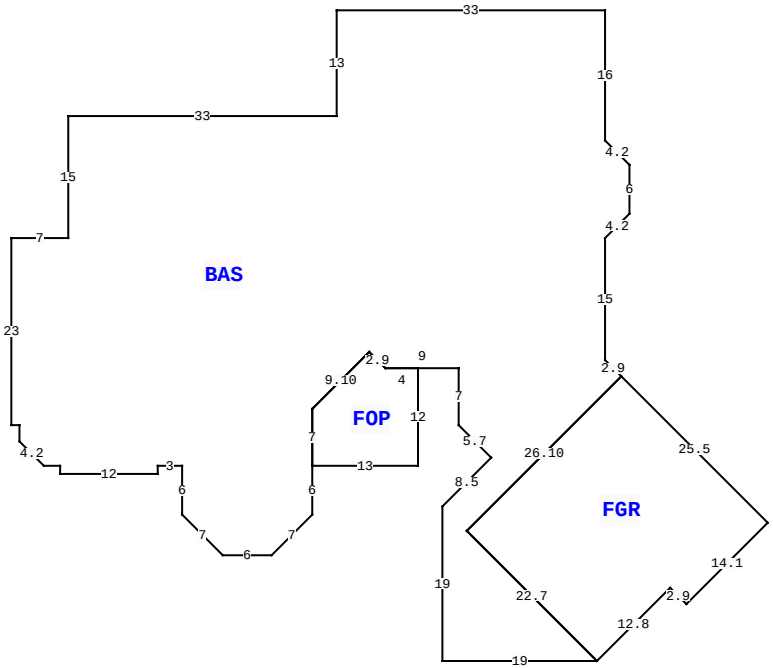
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,608	100		3,608	402,018
FGR	648	55		356	39,667
FOP	148	30		44	4,902
TOTALS	4,404			4,008	446,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,008	124.3588	139.28	558,234	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 3608 HX Base Yr 2016



182 SW BROADLEAF CT, 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		446,587
TOTAL MARKET OB/XF VALUE		35,827
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		545,414
SOH/AGL Deduction		168,793
ASSESSED VALUE		376,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,899
TOTAL JUST VALUE		545,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050174	Roof Replacement	43,612	06/21/2024
22573	POOL	200	12/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1955	2/20/2015	WD	Q	I	01	335,000
GRANTOR: DALE E & CONNIE N NAI						
GRANTEE: ERIC & RANDI PRESTO						
0990/2400	7/11/2003	WD	Q	V		47,800
GRANTOR: PAUL BRYAN						
GRANTEE: DALE E & CONNIE M N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S13 W33 S15 W7 S23 E1 S2 R3 D3 E2 S1 E12 N1 E3 S6 R5 D5 E6 U5 R5 N6 FOP= E13 N12 W4 U2 L2 L7 D7 S7$ N7 U7 R7 R2 D2 E9 S7 R4 D4 D6 L6 S19 E19 FGR= R9 U9 R2 D2 R10 U10 U18 L18 L19 D19 D16 R16 $ L16 U16 U19 R19 L2 U2 N15 U3 R3 N6 L3 U3 N16 $.

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	0280	POOL R/CON	0	100	13	29	377.00	UT	70.00	70.00	100	2005	2005	3	47	12,403	
2	0282	POOL ENCL	0	100	42	43	1,806.00	UT	15.00	15.00	30	2005	2005	3	30	8,127	
3	0031	BARN,MT AE	0	100	24	24	576.00	UT	12.00	12.00	100	2005	2005	3	100	6,912	
4	0166	CONC,PAVMT	0	100	0	0	3,274.00	UT	2.50	2.50	100	2005	2005	3	100	8,185	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 35,827

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	2.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	63,000							

REVIEW DATE 08/26/2024 BY JS Total Acres: 2.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/05/2025 BY SYS