LOT 7 WESTER WOODS, PHASE 1.
WD 990-2402, WD 1014-598, WD 108

ALLEN JUSTIN C/ALLEN BROOKE D
171 SW BROADLEAF CT
LAKE CITY, FL 32024

**2026**

**30-4S-17-08898-107**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

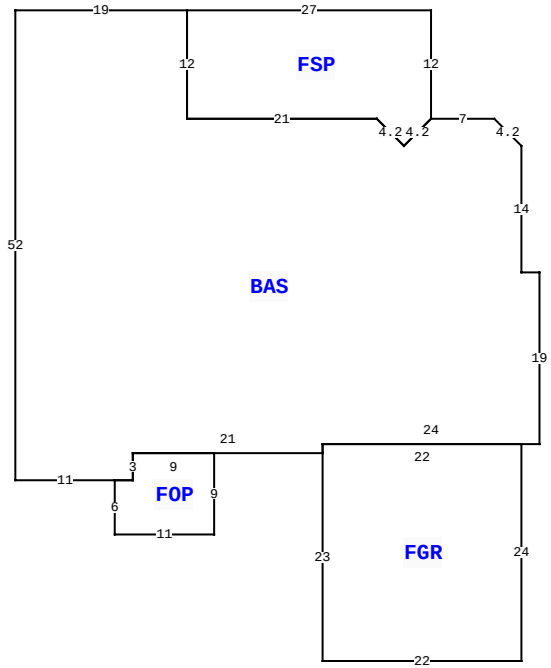
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 07 | 07 |
| 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 | 2,342 | 100 | | 2,342 | 256,770 |
| FGR | 528 | 55 | | 290 | 31,795 |
| FOP | 93 | 30 | | 28 | 3,070 |
| FSP | 333 | 40 | | 133 | 14,582 |
| TOTALS | 3,296 | | | 2,793 | 306,217 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,793 | 129.1444 | 144.64 | 403,980 | 2003 | 2003 | 0 | 0 | 0 | 24.20 | 75.80 |

1 SINGLE FAM 100% - 2025 Heated Area: 2342 HX Base Yr 2025




171 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 | | 306,217 |
| TOTAL MARKET OB/XF VALUE | | 6,116 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 347,333 |
| SOH/AGL Deduction | | 97,433 |
| ASSESSED VALUE | | 249,900 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 194,178 |
| TOTAL JUST VALUE | | 347,333 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 351,777 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049364 | Roof Replacement | 21,750 | 03/06/2024 |
| 20926 | SFR | 418 | 07/29/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1520/306 | 7/19/2024 | WD | Q | I | 01 | 450,000 |
| GRANTOR: LINTON DAVID J | | | | | | |
| GRANTEE: ALLEN JUSTIN C | | | | | | |
| 1107/0361 | 12/29/2006 | WD | Q | I | | 282,500 |
| GRANTOR: JAMES B STAUFFER | | | | | | |
| GRANTEE: DAVID J & BRANDI LI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W7 FSP= N12 W27 S12 E21 D3 R3 R3 U3 $ D3 L3 L3 U3 W21 N12 W19 S52 E11 FOP= S6 E11 N9 W9 S3 W2$ E2 N3 E21 FGR= S23 E22 N24 W22 S1$ N1 E24 N19 W2 N14 L3 U3 $ .

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,848.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 3,696 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 192.00 | UT | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 100 | 1,920 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,116

| 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 09/18/2024 BY ME Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS