E DIV LOT 5 GIEBEIG'S ADDITION

773-1564, CT 1183-1544, WD 1190-

CORDERO DANIELA M
974 SE BROCK GLN
LAKE CITY, FL 32025

2026

00-00-00-12960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

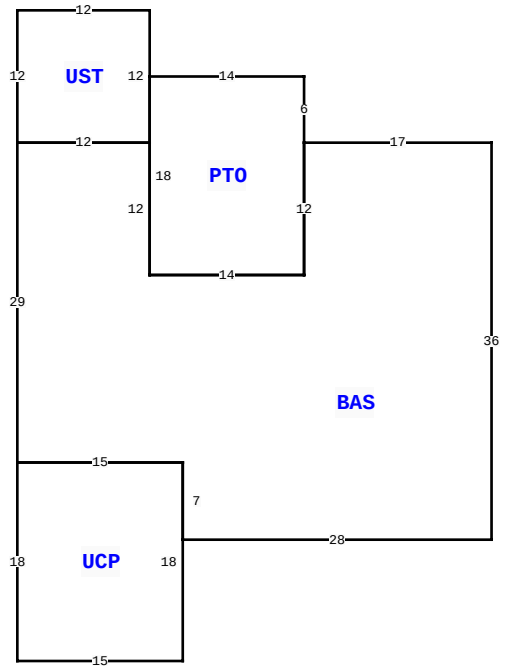
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100		1,275	80,057
PTO	252	5		13	816
UCP	270	20		54	3,390
UST	144	45		65	4,081
TOTALS	1,941			1,407	88,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	86.2524	96.60	135,916	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1275 HX Base Yr 2024



974 SE BROCK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		88,345
TOTAL MARKET OB/XF VALUE		80
TOTAL LAND VALUE - MARKET		7,547
TOTAL MARKET VALUE		95,972
SOH/AGL Deduction		20,051
ASSESSED VALUE		75,921
TOTAL EXEMPTION VALUE	HX HB	50,921
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/1252	5/02/2023	WD	Q	I	01	97,000
GRANTOR: HUDSON W KEITH						
GRANTEE: CORDERO DANIELA M						
1190/2730	3/17/2010	WD	U	I	12	22,500
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: W KEITH HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N6 W14 S18 E14N12$ S12 W14 N12 UST= N12 W12S12 E12$ W12 S29 UCP= S18 E15N18 W15$ E15 S7 E28 N36$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	80	

LAND DESCRIPTION

TOTAL OB/XF 80

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	-372.00	111.00	7,944.00	SF		1.00	1.00	1.00	0.95	0.95	7,547							

REVIEW DATE 07/11/2023 BY ME Total Acres: 0.18 Total Land Value: 7,547 Market: 0 Agricultural: 0 Common: 7,547 PRINTED 03/26/2026 BY SYS