

COMM SE COR OF SW1/4 OF NE1/4, R
FOR POB, CONT N 469.45 FT, E 962
R/W CR-341, SW ALONG R/W 548.90

VARGHESE FAMILY TENANCY BY THE ENTIRETIES TRSUT DA
12232 BROADWATER LOOP
THONOTASSA, FL 33592

2026

01-4S-16-02677-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	19	COMMON BRK	50
Roof Structure	08	IRREGULAR	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		12	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		14	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	08	08	
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,236	100	
CAN	997	30	
FST	61	50	
TOTALS	4,294		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	- 0		381,419	2000	2000	0	0	33.00	67.00	Heated Area: 3236 HX Base Yr	
782 SW SISTERS WELCOME RD, LAKE CITY													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	255,551		
TOTAL MARKET OB/XF VALUE	11,485		
TOTAL LAND VALUE - MARKET	193,500		
TOTAL MARKET VALUE	460,536		
SOH/AGL Deduction	0		
ASSESSED VALUE	460,536		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	460,536		
TOTAL JUST VALUE	460,536		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	455,324		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1498	COMMERCIAL	1,165	03/17/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1474/843	8/20/2022	WD	U	I	11	100	
GRANTOR: VARGHESE CHARLES							
GRANTEE: CHARLES & SHERYL J							
0854/1830	3/06/1998	WD	Q	V	03	129,000	
GRANTOR: BASSETT							
GRANTEE: VARGHESE & JOHNS							

EXTRA FEATURES																	
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	NOTES
1	0260	PAVEMENT-A	0	0	0	0	11,778.00	UT	0.90	0.90	100	2000	2000	3	100	10,600	
2	0166	CONC, PAVMT	0	0	0	0	590.00	UT	1.50	1.50	100	2000	2000	3	100	885	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTALS			
782 SW SISTERS WELCOME RD, LAKE CITY			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= 3236\$ CAN= 997\$ FST= 61\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1910	C	MEDIC OFF	0		CI	0.00	0.00	9.00	AC		1.00	1.00	1.00	21,500.00	21,500.00	193,500							