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
THONOTASASSA, FL 33592

2027

01-4S-16-02677-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100		3,236	220,650
CAN	997	30		299	20,387
FST	61	50		30	2,046
TOTALS	4,294			3,565	243,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	3,565	130.4722	101.77	362,810	2000	2000	0	0	0	33.00	67.00

1 OFFICE MED 0% - 0 Heated Area: 3236 HX Base Yr

782 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	243,083
TOTAL MARKET OB/XF VALUE	11,485
TOTAL LAND VALUE - MARKET	207,000
TOTAL MARKET VALUE	461,568
SOH/AGL Deduction	0
ASSESSED VALUE	461,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,568
TOTAL JUST VALUE	461,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,568

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 3236$ CAN= 997$ FST= 61$.

LAND DESCRIPTION

TOTAL OB/XF 11,485

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	1910	C	MEDIC OFF	0		CI	0.00	0.00	9.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	207,000							

REVIEW DATE 03/04/2026 BY ME Total Acres: 9.00 Total Land Value: 207,000 Market: 0 Agricultural: 0 Common: 207,000 PRINTED 11/16/2026 BY SYS