

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		
5200	04	3,565	130.4722	101.77	362,810	2000	2000	0	0	33.00	67.00		
1 OFFICE MED		0% - 0	Heated Area: 3236				HX Base Yr						

COLUMBIA COUNTY PROPERTY			
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	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
1	0260	PAVEMENT-A	0	0	0	0	11,778.00	UT	0.90	0.90
2	0166	CONC, PAVMT	0	0	0	0	590.00	UT	1.50	1.50

TOTAL OB/XF										
11,485										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			05/14/2026			MLU				

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	23,000.00	23,000.00	207,000							