

0.50 AC BEING PART OF LOT 5, BLK SPRINGS COMMUNITY PHASE 1-B DESC COR OF SE1/4 OF SEC, RUN SOUTH 1

BROSHAR MICHAEL W/BROSHAR LISA
993 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

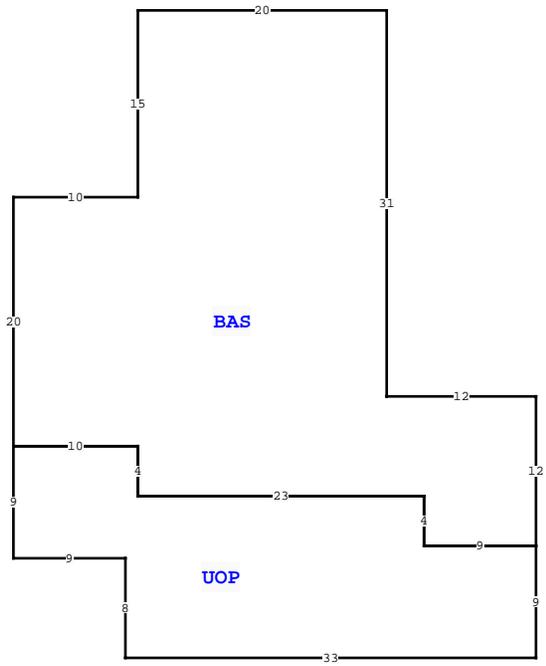
2026

01-7S-15-04149-315



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	60
Roof Cover	05	CORG ASB	40
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	50
Interior Floo	14	CARPET	50
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		1	100
Bathrooms		1	100
Frame		N/A	100
Stories	0	0	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,112	100	
UOP	478	20	
TOTALS	1,590		1,208 63,491

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,208	72.1937	80.86	97,679	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1112 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		63,491	
TOTAL MARKET OB/XF VALUE		4,776	
TOTAL LAND VALUE - MARKET		9,800	
TOTAL MARKET VALUE		78,067	
SOH/AGL Deduction		0	
ASSESSED VALUE		78,067	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		78,067	
TOTAL JUST VALUE		78,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		78,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1375	11/07/2023	PR	U	I	19	100
GRANTOR: BROSHAR MICHAEL W (AS GRANTEE: BROSHAR MICHAEL W						
1486/2374	3/20/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BROSH GRANTEE: BROSHAR MICHAEL W						

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	0294	SHED WOOD/	0	0	8	14	112.00	UT	7.50	7.50	50	0	0	3	50	420	
2	0070	CARPOT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	0296	SHED METAL	0	0	24	12	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	

TOTAL OB/XF														4,776										
LAND DESCRIPTION																								
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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	0.70	14,000.00	9,800.00	9,800							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 N31 W20 S15 W10 S20 UOP= S9 E9 S8 E33 N9 W9 N4 W23 N4W10 \$ E10 S4 E23 S4 E9 N12 \$.	