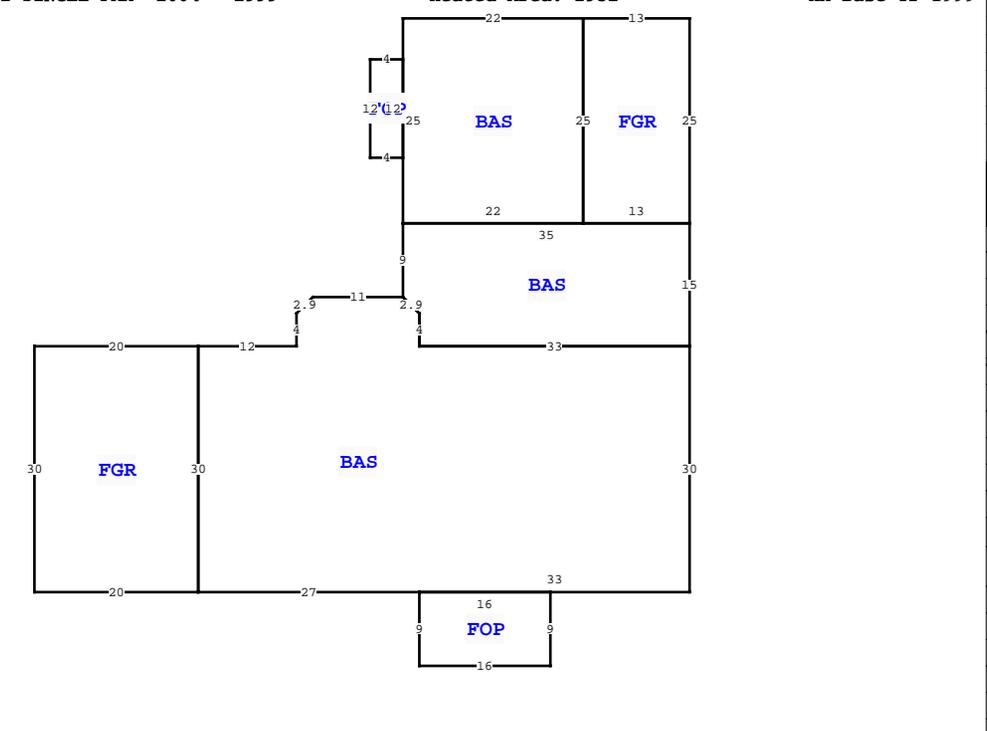


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,517	112.0192	127.70	449,121	1998	1998	0	0	28.35	71.65



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC																																																						
06 06	0100	SINGLE FAMILY	18417.010 1.00/																																																						
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr><td>BAS</td><td>515</td><td>100</td><td></td><td>515</td><td>47,121</td></tr> <tr><td>BAS</td><td>550</td><td>100</td><td></td><td>550</td><td>50,323</td></tr> <tr><td>BAS</td><td>1,886</td><td>100</td><td></td><td>1,886</td><td>172,563</td></tr> <tr><td>FGR</td><td>325</td><td>55</td><td></td><td>179</td><td>16,378</td></tr> <tr><td>FGR</td><td>600</td><td>55</td><td></td><td>330</td><td>30,194</td></tr> <tr><td>FOP</td><td>48</td><td>30</td><td></td><td>14</td><td>1,281</td></tr> <tr><td>FOP</td><td>144</td><td>30</td><td></td><td>43</td><td>3,934</td></tr> <tr><td>TOTALS</td><td>4,068</td><td></td><td></td><td>3,517</td><td>321,795</td></tr> </tbody> </table>				AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	515	100		515	47,121	BAS	550	100		550	50,323	BAS	1,886	100		1,886	172,563	FGR	325	55		179	16,378	FGR	600	55		330	30,194	FOP	48	30		14	1,281	FOP	144	30		43	3,934	TOTALS	4,068			3,517	321,795
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476 SW BRODERICK DR, LAKE CITY

BLD DATE	LGL DATE
	04/21/2023
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			321,795
TOTAL MARKET OB/XF VALUE			29,765
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			374,060
SOH/AGL Deduction			128,233
ASSESSED VALUE			245,827
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			194,416
TOTAL JUST VALUE			374,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,637

SALE:2:1: 7 LOTS - 7 PARCELS
SALE:1:1: 2 DEEDS-ALSO SEE 830-1187
LAND:1:1: 1.0 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000039336	Swimming Pool and	42,000	02/24/2020
38251	MAINT/ALTR	390	06/18/2019
13220	SFR	230	10/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0095	5/19/2009	QC	U	I	11	100

GRANTOR:STEPHEN & WENDY SMITH
GRANTEE:WENDY SMITHY
0830/1188 11/04/1996 WD Q V 13,000
GRANTOR:DANIEL CRAPPS & MATTH
GRANTEE:STEPHEN & WENDY SMI

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0280
3	0166

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W12 S30 E27 E33 N30 W33 N4 U2L2 W11 D2L2 S4 \$FGR=[ORIG=-12,0] W20 S30 E20 N30 \$BAS=[ORIG=13,-40] E22 S25 W22 N25 \$BAS=[ORIG=48,0] N15 W35 S9 D2R2 S4 E33 \$FGR=[ORIG=35,-40] E13 S25 W13 N25 \$FOP=[ORIG=15,30] S9 E16 N9 W16 \$FOP=[ORIG=9,-35] E4 S12 W4 N12 \$.	

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	0166	CONC,PAVMT	0 100	0	0	1,272.00	UT	1.50	1.50	100	1998	1998	3	100	1,908	
2	0280	POOL R/CON	0 100	14	30	420.00	UT	70.00	70.00	100	2021	2020		91	26,754	
3	0166	CONC,PAVMT	0 100	14	35	490.00	UT	2.25	2.25	100	2021	2020		100	1,103	

LAND DESCRIPTION		TOTAL OB/XF														29,765								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							