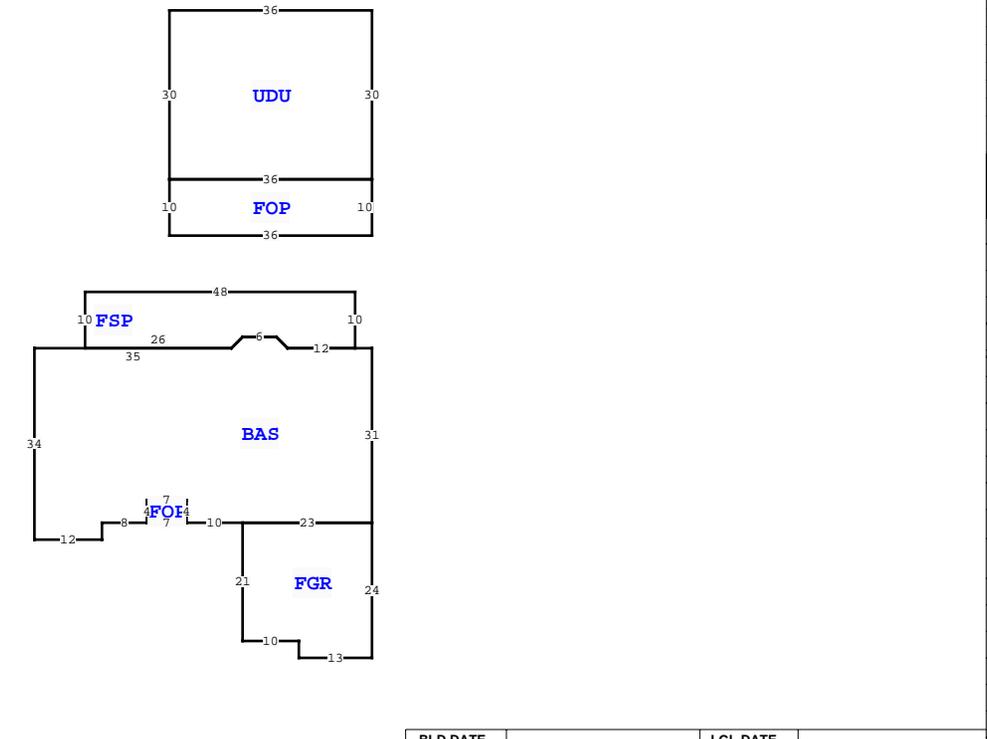


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	
1	SINGLE FAM	100% - 2020										



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		306,556	
TOTAL MARKET OB/XF VALUE		27,829	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		356,885	
SOH/AGL Deduction		85,691	
ASSESSED VALUE		271,194	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		214,783	
TOTAL JUST VALUE		356,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,955	
SALE:2:1: LOT 4 UNIT 1 SADDLE OF THE SOUTH			
LAND:1:1: 1.00 AC.			
SALE:1:1: LOT 4 UNIT 1 SADDLE OF THE SOUTH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049231	Roof Replacement	8,000	02/19/2024
6369	SFR	46,000	09/02/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2245	12/14/2018	WD	Q	I	01	275,000
GRANTOR: RODNEY M DOUGLAS						
GRANTEE: CHRISTINE V VALDES						
0774/0100	4/27/1993	WD	Q	I		101,000
GRANTOR: CHARLES BENNETT						
GRANTEE: RODNEY M DOUGLAS						

Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
06	06	0100	SINGLE FAMILY		06	18417.010	1.00/

510 SW BRODERICK DR, LAKE CITY

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	0166	CONC, PAVMT	0	100	0	0	0	1,464.00	UT 1.40	1.40	100	0	0	3	100	2,050
2	0258	PATIO	0	100	0	0	0	2.00	UT 100.00	100.00	100	0	0	3	100	200
3	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
4	0280	POOL R/CON	0	100	32	16	0	512.00	UT 70.00	70.00	100	1996	1996	3	40	14,336
5	0166	CONC, PAVMT	0	100	0	0	0	695.00	UT 1.50	1.50	100	1996	1996	3	100	1,043
6	0282	POOL ENCL	0	100	0	0	0	850.00	UT 15.00	15.00	100	1996	1996	3	40	5,100
7	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	2013	2013	3	100	100
8	0070	CARPORT UF	0	100	30	40	0	1,200.00	UT 2.50	2.50	100	2013	2013	3	100	3,000

TOTAL OB/XF													27,829				
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
04/21/2023 MLU																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W3 FSP= N10 W48 S10 E26 U2 R2 E6 R2 D2 E12\$ W12 U2 L2 W6 L2 D2 W35 S34 E12 N3 E8 FOP= E7 N4 W7 S4\$ N4 E7 S4 E10 FGR= S21 E10 S3 E13N24 W23\$ E23 N31\$ PTR= N30 UDU= N30 W36 S30 FOP= S10 E36 N10 W36\$ E36\$ S30\$.									

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	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							