

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	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	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,861	100	
FGR	483	55	
FOP	54	30	
FOP	396	30	
TOTALS	2,794		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,262	122.4531	139.60	315,775	1993	1993	0	0	32.00	68.00

1 SINGLE FAM 100% - 2015 Heated Area: 1861 HX Base Yr 2015

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			214,727
TOTAL MARKET OB/XF VALUE			9,468
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			246,695
SOH/AGL Deduction			105,334
ASSESSED VALUE			141,361
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			89,950
TOTAL JUST VALUE			246,695
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,029
SALE:2:1: LOT 5, UNIT 1, SADDLE OF THE SOUTH			
LAND:1:1: 1.0 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
6644	SFR	44,000	12/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/1761	6/30/2006	WD Q	Q	I		226,000
GRANTOR: JOHN & JANET DOW						
GRANTEE: STEVEN J & JACQUELI						
0860/1394	6/15/1998	WD Q	Q	I		102,900
GRANTOR: POWELL WILLIE L & MYR						
GRANTEE: JOHN DOW						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,606.00	UT	1.40	1.40	100	0	0	3	100	2,248	
3	0294	SHED WOOD/	0	100	24	576.00	UT	7.50	7.50	100	1993	1993	3	100	4,320	
4	0296	SHED METAL	0	100	8	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
TOTALS															9,468	

BUILDING NOTES			
542 SW BRODERICK DR, LAKE CITY			
BLD DATE		LGL DATE	04/21/2023
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS			
BAS= W10 S42 FGR= S21 E23 N21 W23\$ E23 S12 E11 FOP= E6N9 W6 S9\$ N9 E6 S2 E14 N26 W11N8 FOP= N13 W33 S10 E5 S3 E10 N3 E6 S3 E12\$ W12 N3 W6 S3W10 N3 W5 N10\$.			

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							