LOT 5 SADDLE OF THE SOUTH ESTATE

751-2137, 766-813, 860-1394, WD

VASSALLO STEVEN J/VASSALLO JACQUELINE
P O BOX 2744
LAKE CITY, FL 32056-2744

2027

18-4S-17-08466-105

BUILDING CHARACTERISTICS

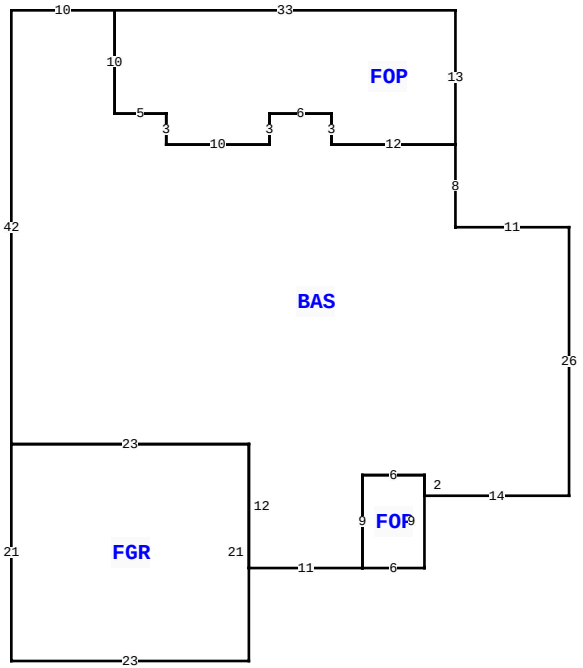
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	170,460
FGR	483	55		266	24,364
FOP	54	30		16	1,465
FOP	396	30		119	10,900
TOTALS	2,794			2,262	207,190

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	134.70	304,691	1993	1993	0	0	0	32.00	68.00

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



542 SW BRODERICK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,190
TOTAL MARKET OB/XF VALUE	9,468
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	239,158
SOH/AGL Deduction	93,556
ASSESSED VALUE	145,602
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	94,191
TOTAL JUST VALUE	239,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,926

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	I		226,000
GRANTOR: JOHN & JANET DOW						
GRANTEE: STEVEN J & JACQUELI						
0860/1394	6/15/1998	WD	Q	I		102,900
GRANTOR: POWELL WILLIE L & MYR						
GRANTEE: JOHN DOW						

BUILDING NOTES

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$.

EXTRA FEATURES

LN	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	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,606.00	UT	1.40	1.40	100	0	0	3	100	2,248	
3	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	100	1993	1993	3	100	4,320	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,468

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS