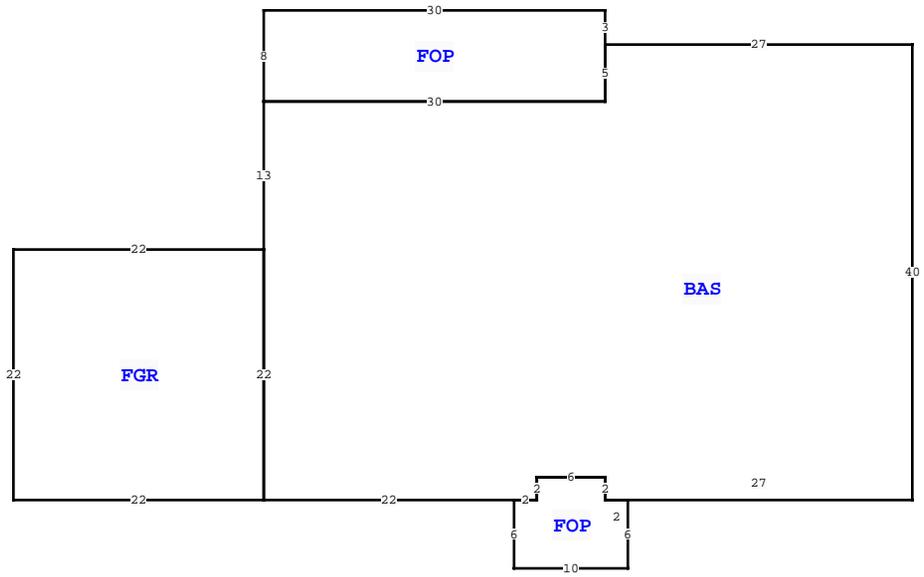


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	04	04	
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	2,118	100	
FGR	484	55	
FOP	72	30	
FOP	240	30	
TOTALS	2,914		

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%	- 2010								
Heated Area: 2118						HX Base Yr 2010					



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2.50
3	0030	BARN, MT	7,200.00
4	0060	CARPOT F	3,500.00
5	0251	LEAN TO W/	1,800.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2009
2	0166	CONC, PAVMT	0	100	0	1,402.00	UT	2.50	2.50	100	2009
3	0030	BARN, MT	0	100	0	1.00	UT	7,200.00	7,200.00	100	2025
4	0060	CARPOT F	0	100	0	1.00	UT	3,500.00	3,500.00	100	2025
5	0251	LEAN TO W/	0	100	0	1.00	UT	1,800.00	1,800.00	100	2025

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	1.50	22,500.00	33,750.00	33,750							

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
STANDARD											
BUILDING MARKET VALUE											
239,791											
TOTAL MARKET OB/XF VALUE											
17,205											
TOTAL LAND VALUE - MARKET											
33,750											
TOTAL MARKET VALUE											
290,746											
SOH/AGL Deduction											
95,339											
ASSESSED VALUE											
195,407											
TOTAL EXEMPTION VALUE											
HX HB 51,411											
BASE TAXABLE VALUE											
143,996											
TOTAL JUST VALUE											
290,746											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
289,346											

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1114/0349	3/19/2007	WD Q	V		59,000
GRANTOR: GONZALEZ DANIEL					
GRANTEE: ALECIA L CROFT					
1064/0471	10/31/2005	WD Q	V		39,500
GRANTOR: WELLS					
GRANTEE: GONZALEZ					

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

BUILDING DIMENSIONS			
BAS= W27 FOP= N3 W30 S8 E30 N5\$ S5 W30 S13 FGR= W22 S22 E22 N22\$ S22 E22 FOP= S6 E10 N6 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E27 N40\$.			