

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 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1997		371,184	1996	1996	0	0	29.00	71.00

Heated Area: 2367  
HX Base Yr 1997

569 SW BRODERICK DR, LAKE CITY

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	2,367	100		2,367	226,507
FGR	529	55		291	27,847
FOP	44	30		13	1,244
FSP	207	40		83	7,943
TOTALS	3,147			2,754	263,541

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	UT	1.50	1.50	100	1996	1996	3	100	3,657	

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

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							

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			263,541
TOTAL MARKET OB/XF VALUE			3,657
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			289,698
SOH/AGL Deduction			91,940
ASSESSED VALUE			197,758
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			146,347
TOTAL JUST VALUE			289,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10346	SFR	365	10/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0269	9/16/1993	WD	U	V	12	9,500
GRANTOR: CHARLES PEELER						
GRANTEE: VALENTINE EDMONDS						
0780/0021	9/16/1993	WD	Q	V		9,500
GRANTOR: CHARLES A PEELER						
GRANTEE: VALENTINE EDMONDS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 S34 E16 N2 E12 FOP= S5 E8 N6 W4 S1 W4\$ E4 N1E4 S6 E27 N42 FGR= N23 W23 S23 E23\$ W23 N9 W7 FSP= W13 S15 E16 N4 W3 N11\$ S11 E3 S4 W16 N1\$.