

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	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
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	1,762	100	
FGR	460	55	
FOP	70	30	
PTO	120	5	
TOTALS	2,412		

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%	2015	136.04	277,794	1995	1995	0	0	30.00	70.00

Heated Area: 1762 HX Base Yr 2015

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		194,456	
TOTAL MARKET OB/XF VALUE		42,612	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		259,568	
SOH/AGL Deduction		80,032	
ASSESSED VALUE		179,536	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		128,125	
TOTAL JUST VALUE		259,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,687	
SALE:3:1: LOT 11 SADDLE OF THE SOUTH ESTATES			
SALE:1:1: CERT OF TITLE			
LAND:1:1: 1.11 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055249	Storage Building	22,650	03/17/2026
000055036	Right-of-Way Acce		02/18/2026
40112	POOL	0	07/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0704	5/06/2020	WD	U	I	11	0
GRANTOR: AUDREY S BULLARD						
GRANTEE: RUARK HANOVER & HOL						
1289/0198	2/10/2015	CD	U	I	11	0
GRANTOR: AUDREY S BULLARD						
GRANTEE: RUARK HANOVER & HOL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,614.00	UT	1.50	1.50	100	1995
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	1996
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2013
4	0280	POOL R/CON	0	100	16	36	UT	70.00	70.00	100	2020

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
535 SW BRODERICK DR, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

BUILDING NOTES											
BAS= W10N12 W21 PTO= W10 S12E10 N12S S12 W17 FGR= W20 S23E20 N23S S32 E3 S2 E11 N2 E3 FOP= E14 N5 W14 S5S N5 E14 S5E3 S2 E11 N2 E3 N32S.											

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							