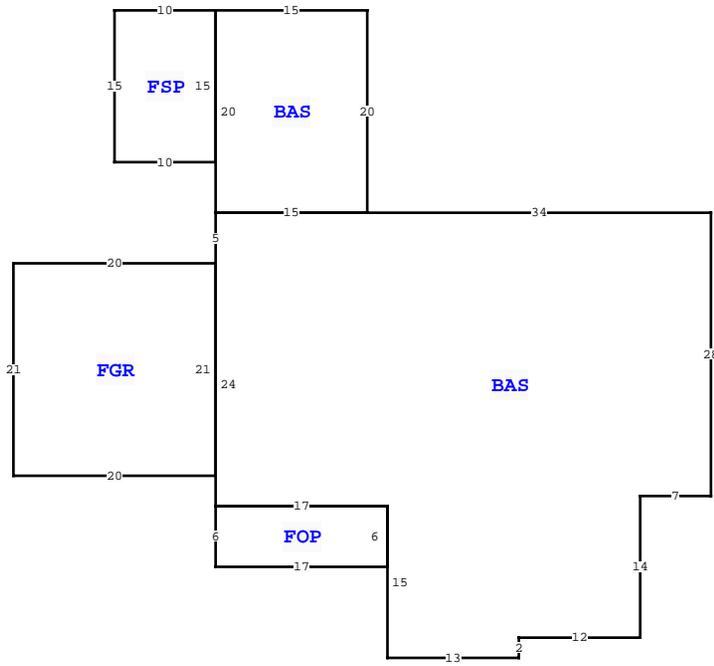




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 90 |
| Exterior Wall | 31 | VINYL SID | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| 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 |
| 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 | 300 | 100 | |
| BAS | 1,765 | 100 | |
| FGR | 420 | 55 | |
| FOP | 102 | 30 | |
| FSP | 150 | 40 | |
| TOTALS | 2,737 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,387 | 116.3799 | 132.67 | 316,683 | 1995 | 1995 | 0 | 0 | 30.75 | 69.25 |
| 1 SINGLE FAM 100% - 2013 Heated Area: 2065 HX Base Yr 2013 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 219,303 | |
| TOTAL MARKET OB/XF VALUE | | 12,856 | |
| TOTAL LAND VALUE - MARKET | | 22,500 | |
| TOTAL MARKET VALUE | | 254,659 | |
| SOH/AGL Deduction | | 74,133 | |
| ASSESSED VALUE | | 180,526 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 129,115 | |
| TOTAL JUST VALUE | | 254,659 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 253,998 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000050868 | Remodel | 8,571 | 09/19/2024 |
| 000042922 | Roof Replacement | 16,585 | 10/07/2021 |
| 000041740 | Remodel | 18,318 | 04/15/2021 |
| 24275 | REMODEL | 175 | 03/21/2006 |
| 9451 | SFR | 280 | 03/14/1995 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1241/2032 | 9/14/2012 | WD | Q | I | 01 | 175,000 |
| GRANTOR: BARBARA PARRISH | | | | | | |
| GRANTEE: THOMAS & LINDA DURK | | | | | | |
| 1055/0213 | 2/14/2005 | WD | Q | I | 01 | 149,500 |
| GRANTOR: DELORES COLLINS | | | | | | |
| GRANTEE: CHARLE & BARBARA PA | | | | | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 300 | 100 | | 300 | 27,562 |
| BAS | 1,765 | 100 | | 1,765 | 162,158 |
| FGR | 420 | 55 | | 231 | 21,223 |
| FOP | 102 | 30 | | 31 | 2,848 |
| FSP | 150 | 40 | | 60 | 5,512 |
| TOTALS | 2,737 | | | 2,387 | 219,303 |

433 SW BRODERICK DR, LAKE CITY

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

| 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 | 0 | 1,917.00 | UT | 1.50 | 1.50 | 100 | 1995 |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1995 |
| 3 | 0296 | SHED METAL | 0 | 100 | 12 | 18 | 216.00 | UT | 5.00 | 5.00 | 100 | 1995 |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 |
| 7 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W34 BAS= N20 W15 FSP= W10 S15 E10 N15\$ S20 E15\$ W15 S5 FGR= W20 S21 E20 N21\$ S24 FOP= S6 E17 N6 W17\$ E17 S15 E13 N2 E12N14 E7 N28\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| TOTAL OB/XF 12,856 | | | | | | | | | | | | | | | | |
| 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 |
| 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 |

| OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------------------------|------|---------|------|-----|----|--------|
| | | | | | | |