LOT 2 & W 7 FT LOT 1 CENTURY EST

WD 1176-393, WD 1468-850,

CONNER LINDA REVOCABLE TRUST
175 SW BRODERICK DR
LAKE CITY, FL 32025-9723

**2027**

**18-4S-17-08467-003**

## BUILDING CHARACTERISTICS

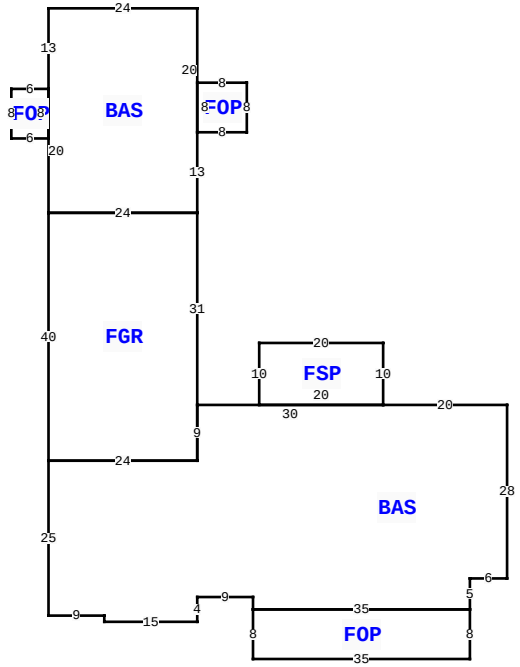
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 18417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 792 | 100 | | 792 | 93,204 |
| BAS | 2,217 | 100 | | 2,217 | 260,902 |
| FGR | 960 | 55 | | 528 | 62,137 |
| FOP | 48 | 30 | | 14 | 1,648 |
| FOP | 64 | 30 | | 19 | 2,236 |
| FOP | 280 | 30 | | 84 | 9,886 |
| FSP | 200 | 40 | | 80 | 9,414 |
| TOTALS | 4,561 | | | 3,734 | 439,426 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,734 | 124.3968 | 136.84 | 510,961 | 2011 | 2011 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 3009 HX Base Yr 2012




175 SW BRODERICK DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 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 | 439,426 |
| TOTAL MARKET OB/XF VALUE | 7,704 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 482,130 |
| SOH/AGL Deduction | 143,863 |
| ASSESSED VALUE | 338,267 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 286,856 |
| TOTAL JUST VALUE | 482,130 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 490,094 |

LAND:1:1: 1.00 + .04 = 1.04 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048886 | Roof Replacement | 27,300 | 12/20/2023 |
| 28974 | SFR | 1,249 | 11/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/850 | 5/26/2022 | WD | U | I | 11 | 0 |
| GRANTOR: CONNER LINDA REVOCABL | | | | | | |
| GRANTEE: CONNER LINDA REVOCA | | | | | | |
| 1176/0393 | 6/26/2009 | WD | Q | V | 01 | 44,000 |
| GRANTOR: WAYNE HUDSON | | | | | | |
| GRANTEE: LINDA CONNER TRUSTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FSP= N10 W20 S10 E20$ W30 FGR= N31 BAS= N13 FOP= E8 N8 W8 S8$ N20 W24 S13 FOP= W6 S8 E6 N8$ S20 E24$ W24 S40 E24 N9 $ S9 W24 S25 E9 S1 E15 N4 E9 S2 FOP= S8 E35 N8 W35$ E35 N5 E6 N28$.

## 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 | 2011 | 2011 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,852.00 | UT | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 100 | 5,704 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,704

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 01/30/2024 BY JS Total Acres: 1.09 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS