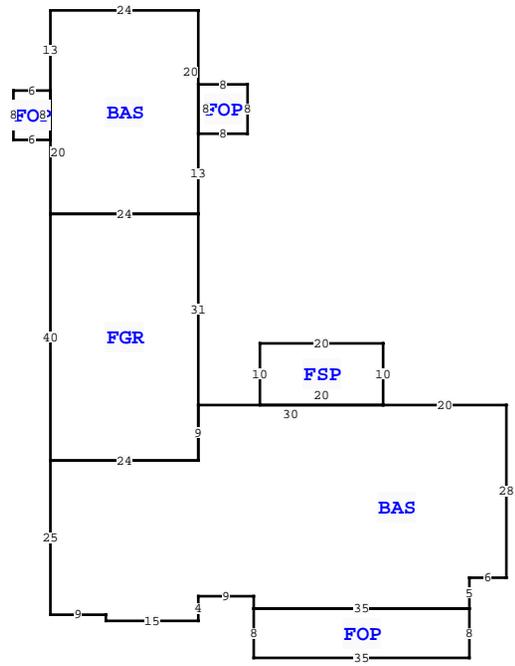


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	792	100	
BAS	2,217	100	
FGR	960	55	
FOP	48	30	
FOP	64	30	
FOP	280	30	
FSP	200	40	
TOTALS	4,561		

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	141.81	529,519	2011	2011	0	0	14.00	86.00	
1 SINGLE FAM 100% - 2012 Heated Area: 3009 HX Base Yr 2012												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			455,386
TOTAL MARKET OB/XF VALUE			7,704
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			498,090
SOH/AGL Deduction			169,675
ASSESSED VALUE			328,415
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			277,004
TOTAL JUST VALUE			498,090
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			495,296
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						

EXTRA FEATURES																		
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000			
2	0166	CONC, PAVMT	0	100	0	2,852.00	UT	2.00	2.00	100	2011	2011	3	100	5,704			
TOTALS													4,561			3,734	455,386	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	
175 SW BRODERICK DR, LAKE CITY	

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\$.	

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