LOT 3 CENTURY ESTATES.
567-747. WD 1373-1813,

TOUCHTON BRUCE W/TOUCHTON BETSY P TRUSTEES
215 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08467-004

BUILDING CHARACTERISTICS

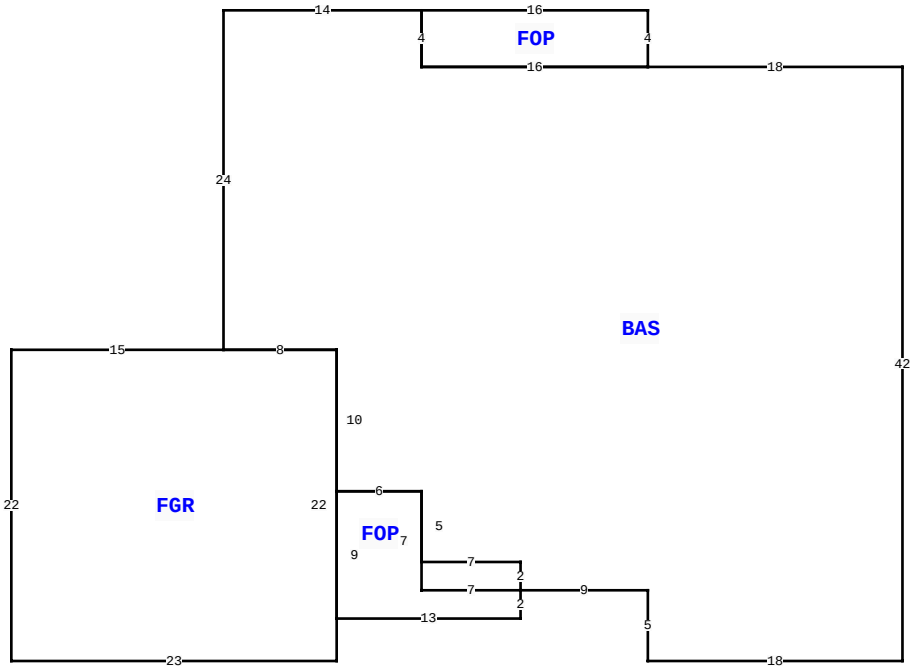
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
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	1,730	100		1,730	134,704
FGR	506	55		278	21,646
FOP	64	30		19	1,479
FOP	68	30		20	1,557
TOTALS	2,368			2,047	159,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	108.9000	119.79	245,210	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1730 HX Base Yr



215 SW BRODERICK DR, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,386
TOTAL MARKET OB/XF VALUE		18,736
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		213,122
SOH/AGL Deduction		87,006
ASSESSED VALUE		126,116
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		69,705
TOTAL JUST VALUE		213,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,023

LAND:1:1: 1.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048435	Roof Replacement	21,000	10/18/2023
000041536	REMODEL WINDOW RE	10,946	03/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1813	12/03/2018	WD	U	I	11	100
GRANTOR: BRUCE W & BETSY P TOU						
GRANTEE: BRUCE W & BETSY P T						
0567/0747	7/01/1985	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N4 W16 S4 E16$W16 N4 W14 S24 FGR= W15 S22 E23 N22 W8$ E8 S10 FOP= S9 E13 N2 W7 N7 W6$ E6 S5 E7 S2 E9 S5 E18 N42$.

LAND DESCRIPTION

TOTAL OB/XF 18,736

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 10/31/2023 BY jerry Total Acres: 0.98 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS