

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 Floor	14	CARPET 80
Interior Floor	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 Units	05	CONV 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
BAS	1,730	100
FGR	506	55
FOP	64	30
FOP	68	30
TOTALS	2,368	

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%	- 0		249,673	1987	1987	0	0	35.00	65.00

Heated Area: 1730 HX Base Yr
215 SW BRODERICK DR, LAKE CITY

L	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	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	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	12	20	UT	5.00	5.00	100	1993	1993	3	100	1,200	
5	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
TOTAL OB/XF 18,736																

LAND DESCRIPTION																								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			162,287
TOTAL MARKET OB/XF VALUE			18,736
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			216,023
SOH/AGL Deduction			93,580
ASSESSED VALUE			122,443
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			66,032
TOTAL JUST VALUE			216,023
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\$.	