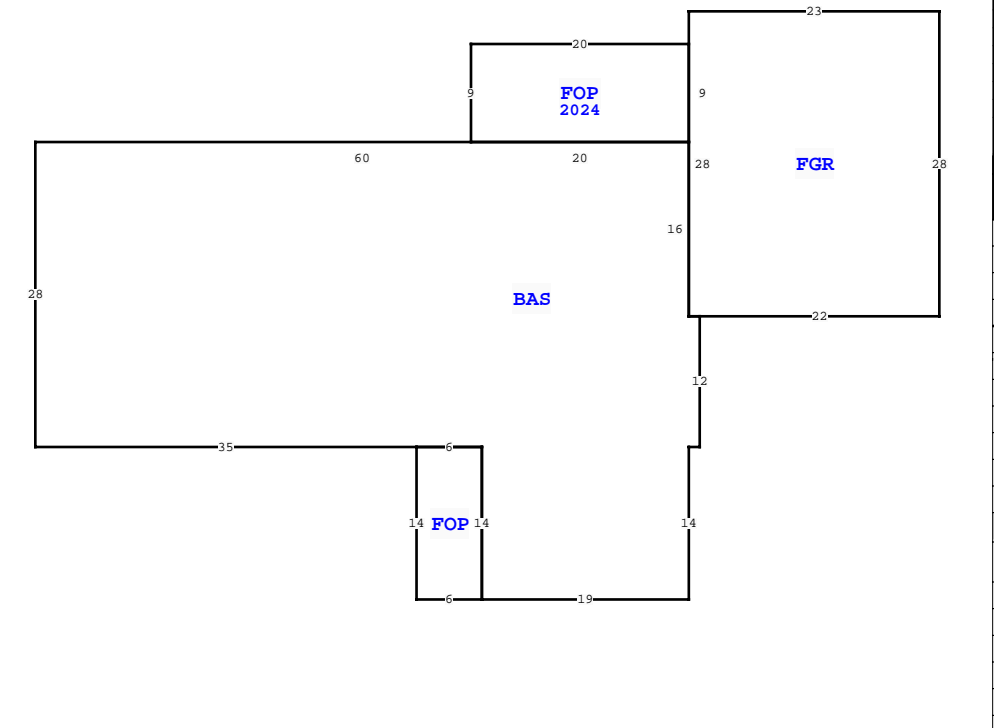


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,391	114.8400	128.62	307,530	1981	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1958 HX Base Yr 2024													



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	1,958	100		1,958	201,470
FGR	644	55		354	36,425
FOP	84	30		25	2,573
FOP	180	30	2024	54	5,556
TOTALS	2,866			2,391	246,024

VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			246,024
TOTAL MARKET OB/XF VALUE			17,940
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			298,964
SOH/AGL Deduction			0
ASSESSED VALUE			298,964
TOTAL EXEMPTION VALUE	HX HB 13		298,964
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			298,964
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049645	Roof Replacement	49,586	04/17/2024
34874	MAINT/ALTR	75	01/25/2017
8598	POOL	10,000	07/15/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/766	3/25/2023	WD Q	Q	I	01	358,000
GRANTOR: BROOKS DENNIS MORGAN						
GRANTEE: WALKER DARRELL L						
1323/0476	9/30/2016	WD Q	Q	I	01	135,000
GRANTOR: TERRELL & SUSAN ACOST						
GRANTEE: DENNIS M & DARLENE						

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	0		1.00	UT 2,000.00	100	0	0	3	100	2,000	
2	0080	DECKING	0	100	16	20		1.00	UT 0.00	100	0	0	3	100	300	
3	0258	PATIO	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	100	
4	0280	POOL R/CON	0	100	16	30		480.00	UT 70.00	100	1994	1994	3	40	13,440	
5	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	1,800	
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	300	

287 SW BRODERICK DR, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/03/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W60 S28 E35 E6 S14 E19 N14 E1 N12 W1 N16 \$													
FGR=[ORIG=1,16] E22 N28 W23 S28 E1 \$													
POP=[ORIG=-25,28] S14 E6 N14 W6 \$													
POP=[YR=2024;ORIG=-20,0] N9 E20 S9 W20 \$													

LAND DESCRIPTION														TOTAL OB/XF 17,940										
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							