LOT 6 CENTURY ESTATES.
621-32, PB 1420-2362, PR 1429-15

KRIEGHAUSER SHAROLYN
325 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08467-007

BUILDING CHARACTERISTICS

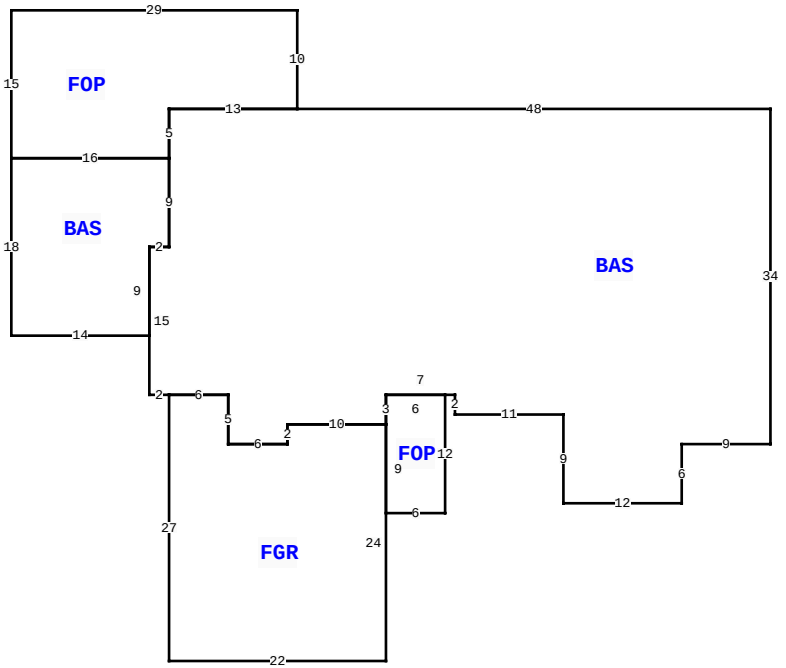
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	270	100		270	20,330
BAS	2,058	100		2,058	154,959
FGR	534	55		294	22,137
FOP	72	30		22	1,656
FOP	370	30		111	8,358
TOTALS	3,304			2,755	207,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,755	105.3120	115.84	319,139	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 2328 HX Base Yr



325 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0280	POOL R/CON	0	0	16	30	480.00	UT	70.00	70.00	100	2001	2001	3	40	13,440	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	30	2001	2001	3	30	300	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0282	POOL ENCL	0	0	32	46	1,472.00	UT	15.00	15.00	100	2013	2013	3	40	8,832	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
10	0120	CLFENCE 4	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,440
TOTAL MARKET OB/XF VALUE	37,972
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	280,412
SOH/AGL Deduction	0
ASSESSED VALUE	280,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,412
TOTAL JUST VALUE	280,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041142	ELECTRICAL		01/11/2021
000037419	Roof Replacement		11/07/2018
37419	MAINT/ALTR	80	11/07/2018
17674	POOL	175	11/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/1546	11/12/2020	PR	U	I	19	150,000
GRANTOR: KRIEGHAUSER SHAROLYN						
GRANTEE: KRIEGHAUSER SHAROLY						
1420/2362	10/02/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LEROY						
GRANTEE: SHAROLYN KRIEGHAUSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FOP= N10 W29 S15 E16 N5 E13$ W13 S5 BAS= W16 S18 E14N9 E2 N9$ S9 W2 S15 E2 FGR= S27 E22 N24 W10 S2 W6 N5 W6$ E6 S5 E6 N2 E10 FOP= S9 E6 N12 W6 S3 $ N3 E7 S2 E11 S9 E12 N6 E9 N34$.

LAND DESCRIPTION

TOTAL OB/XF 31,972

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	0		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 11/13/2024 BY JS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

LOT 6 CENTURY ESTATES.
621-32, PB 1420-2362, PR 1429-15

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2027

18-4S-17-08467-007

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	18417.020 1.00/		

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,412
TOTAL JUST VALUE	280,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: KRIEGHAUSER SHAROLY						
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GRANTOR: CLERK OF COURT (LEROY						
GRANTEE: SHAROLYN KRIEGHAUSE						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
12	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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

REVIEW DATE 11/13/2024 BY JS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS