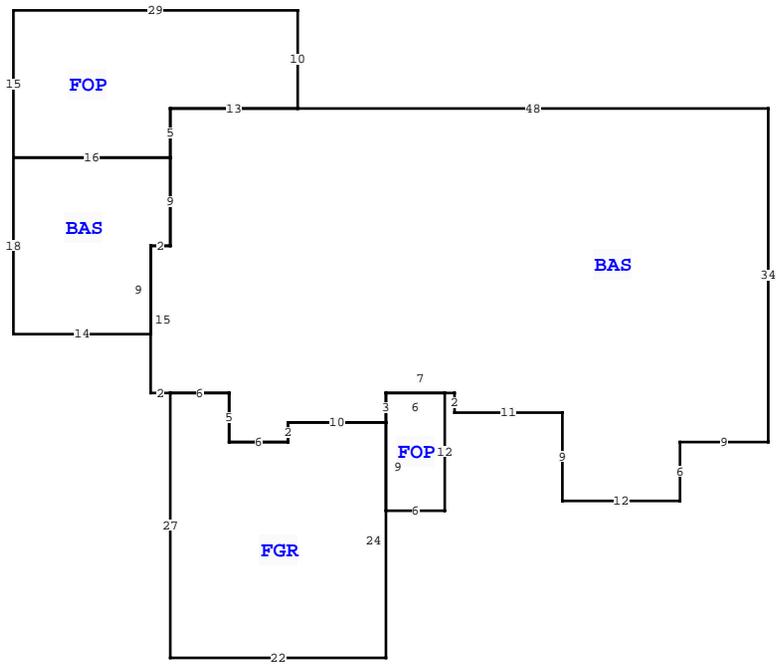


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	270	100	
BAS	2,058	100	
FGR	534	55	
FOP	72	30	
FOP	370	30	
TOTALS	3,304		

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%	- 2021		330,765	1985	1985	0	0	35.00	65.00
			Heated Area: 2328								
			HX Base Yr 2021								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,997
TOTAL MARKET OB/XF VALUE		37,972
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		287,969
SOH/AGL Deduction		76,655
ASSESSED VALUE		211,314
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,903
TOTAL JUST VALUE		287,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,595

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						

EXTRA FEATURES		325 SW BRODERICK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0180	FPLC 1STRY	0 100
3	0296	SHED METAL	0 100
4	0280	POOL R/CON	0 100
5	0169	FENCE/WOOD	0 100
6	0252	LEAN-TO W/	0 100
7	0282	POOL ENCL	0 100
8	0040	BARN, POLE	0 100
9	0040	BARN, POLE	0 100
10	0120	CLFENCE 4	0 100

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0280	POOL R/CON	0 100	16	30	480.00	UT	70.00	70.00	100	2001	2001	3	40	13,440	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,000.00	1,000.00	30	2001	2001	3	30	300	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0282	POOL ENCL	0 100	32	46	1,472.00	UT	15.00	15.00	100	2013	2013	3	40	8,832	
8	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
10	0120	CLFENCE 4	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
TOTAL OB/XF 31,972																

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	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							

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\$.											

