

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	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
Architectural	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	2,223	100	
FGR	600	55	
FOP	112	30	
FOP	168	30	
FSP	104	40	
TOTALS	3,207		

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%	- 2011									Heated Area: 2223	HX Base Yr 2011

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			205,200
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			243,400
SOH/AGL Deduction			106,637
ASSESSED VALUE			136,763
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			80,352
TOTAL JUST VALUE			243,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/1352	12/28/2010	WD	Q	I	01	120,000
GRANTOR: WILBUR PAUL AS TRUSTE						
GRANTEE: STEVE CARREA						
1205/0566	11/18/2010	WD	U	I	11	0
GRANTOR: WILBUR PAUL						
GRANTEE: WILBUR PAUL AS TRUS						

EXTRA FEATURES		361 SW BRODERICK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00

TOTAL OB/XF														3,200		
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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 FOP= N12 W14 S12 E14\$ W14 N12 W25 S43 E19 FOP= E28 N4 W28 S4\$ N4 E28 S4E22 N23 FSP= N8 W13 S8 E13\$ W13 N8\$ PTR=N30 FGR= N30 W20 S30 E20\$ S30\$.													

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	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							