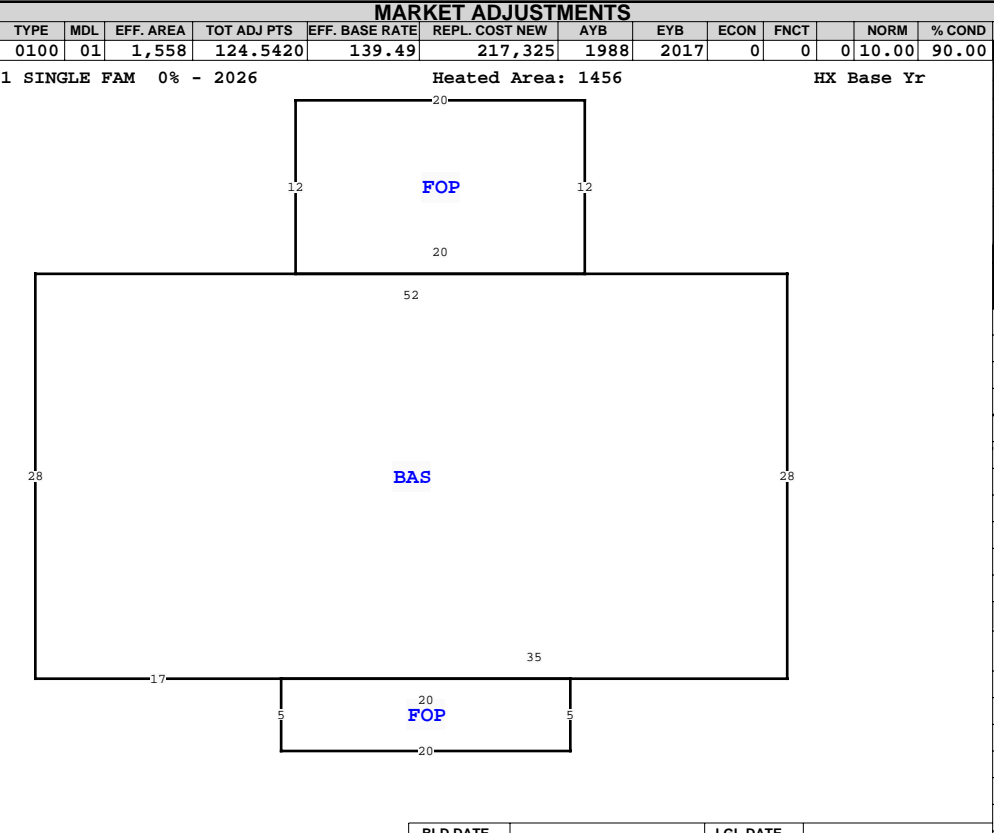


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,456	100		1,456	182,787
FOP	100	30		30	3,767
FOP	240	30		72	9,039
TOTALS	1,796			1,558	195,592

399 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	0	0	1.00	UT	1,800.00	1,800.00	100	2022	2021		100	1,800	

TOTAL OB/XF 1,800

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	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	0		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		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		195,592	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		232,392	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,392	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,392	
TOTAL JUST VALUE		232,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041501	Remodel	40,000	03/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2425	10/12/2021	WD	Q	I	01	259,000
GRANTOR: WW5 LLC						
GRANTEE: LOPEZ HERNEL F						
1334/0985	4/07/2017	WD	Q	I	01	33,000
GRANTOR: JENNIFER HOLME						
GRANTEE: WW5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W52 S28 E17 E35 N28 \$
FOP=[ORIG=-35,28] S5 E20 N5 W20 \$
FOP=[ORIG=-34,-12] E20 S12 W20 N12 \$