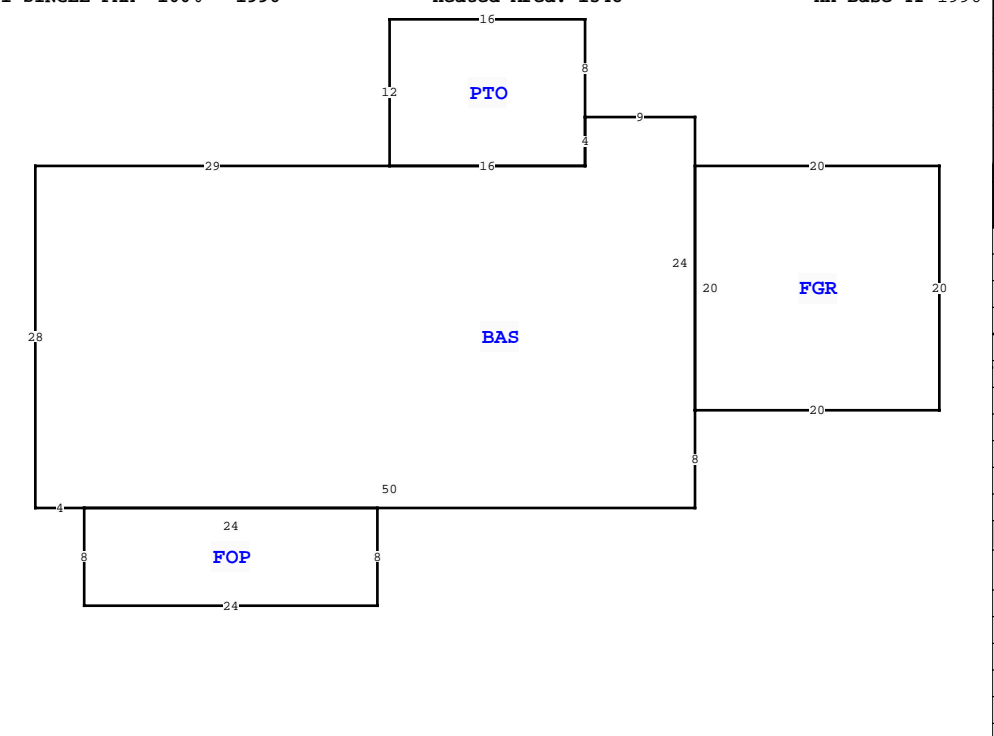


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	08 WD OR PLY 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,836	120.6282	135.10	248,044	1995	1995	0	0	32.25	67.75	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			168,050
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			204,950
SOH/AGL Deduction			69,503
ASSESSED VALUE			135,447
TOTAL EXEMPTION VALUE	HX HB SX WX		106,411
BASE TAXABLE VALUE			29,036
TOTAL JUST VALUE			204,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,604

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	1,548	100		1,548	141,689
FGR	400	55		220	20,137
FOP	192	30		58	5,309
PTO	192	5		10	915
TOTALS	2,332			1,836	168,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/2035	2/26/2026	WD	U	I	11	100
GRANTOR: DENIS SUSAN GOODNOW R						
GRANTEE: BLACK WILLIAM L JR						
1513/215	4/22/2024	WD	U	I	11	100
GRANTOR: DENIS SUSAN						
GRANTEE: DENIS SUSAN GOODNOW						

404 SW BRODERICK DR, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0			0.00	100	1995	1995	3	100	1,900	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W29 S28 E4 FOP= S8 E24N8 W24\$ E50 N8 FGR= E20 N20 W20 S20\$ N24 W9 PTO= N8 W16 S12 E16 N4\$ S4 W16\$.												

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								