LOT 9 EX N 30 FT CENTURY ESTATES
622-449, 786-1694, 787-1760, 813

BLACK WILLIAM L JR/BLACK KIM M
376 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08467-011

BUILDING CHARACTERISTICS

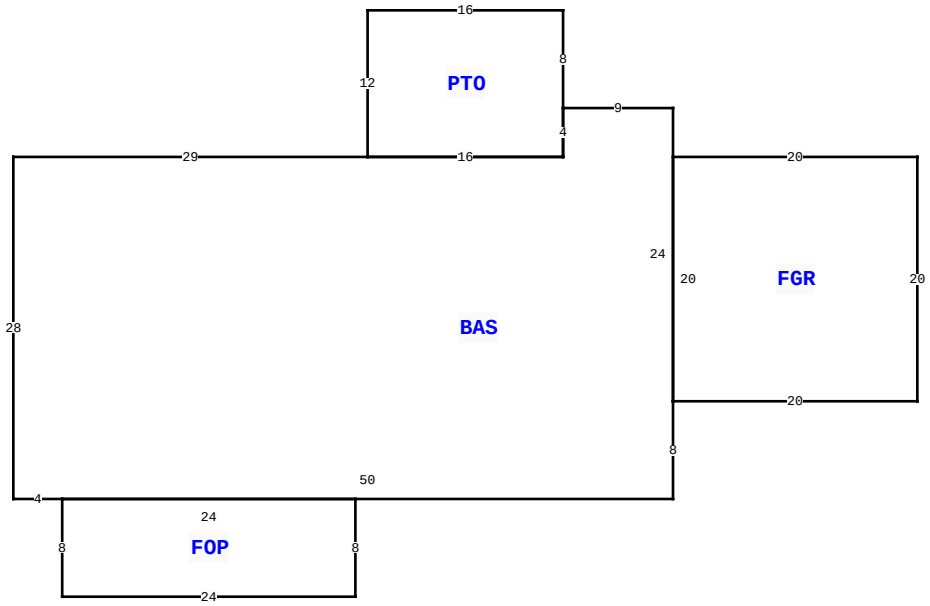
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	139,161
FGR	400	55		220	19,778
FOP	192	30		58	5,214
PTO	192	5		10	899
TOTALS	2,332			1,836	165,052

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	132.69	243,619	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 1996 Heated Area: 1548 HX Base Yr 1996



404 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	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,052
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		201,952
SOH/AGL Deduction		62,442
ASSESSED VALUE		139,510
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		33,099
TOTAL JUST VALUE		201,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,950

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						

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 1,900

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	100		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 05/09/2017 BY BC Total Acres: 1.03 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS