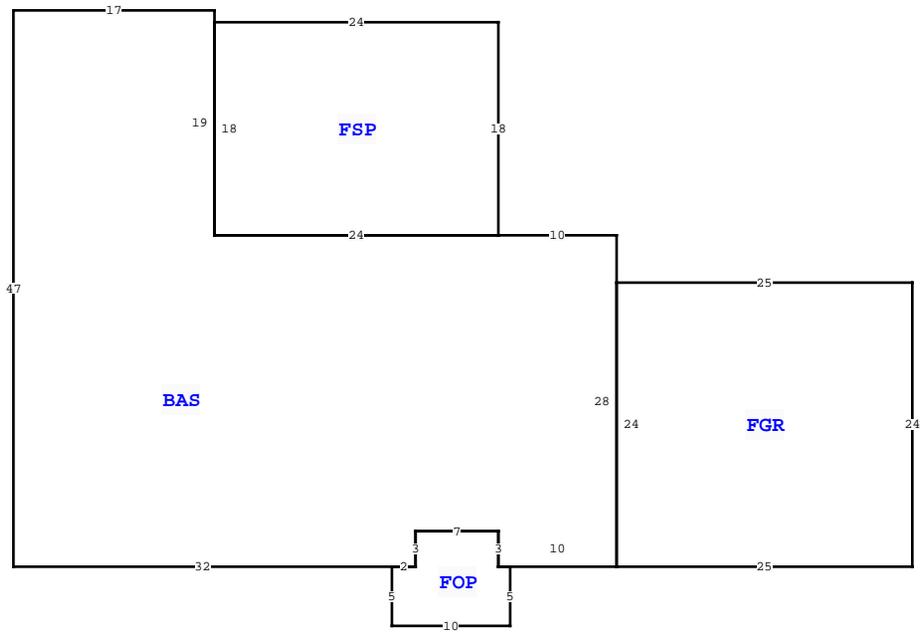


462-29,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	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		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	0 100
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
BAS	1,730	100
FGR	600	55
FOP	71	30
FSP	432	40
TOTALS	2,833	

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%	- 0									Heated Area: 1730 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			190,683
TOTAL MARKET OB/XF VALUE			5,800
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			231,483
SOH/AGL Deduction			102,525
ASSESSED VALUE			128,958
TOTAL EXEMPTION VALUE	HX HB SL		128,958
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			231,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0616/0661	3/01/1987	WD	Q	I		69,000
GRANTOR:						
GRANTEE:						
0454/0441	9/01/1980	03	Q	I		59,000
GRANTOR:						
GRANTEE:						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,730	100		1,730	146,354
FGR	600	55		330	27,918
FOP	71	30		21	1,776
FSP	432	40		173	14,635
TOTALS	2,833			2,254	190,683

322 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	28	32	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	

BUILDING NOTES																		

BUILDING DIMENSIONS													
BAS= W10 FSP= N18 W24 S18 E24\$ W24 N19 W17 S47 E32 FOP= S5 E10 N5 W1 N3 W7 S3 W2\$ E2 N3 E7 S3 E10 FGR= E25 N24 W25 S24\$ N28\$.													

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							