LOT 14 CENTURY ESTATES.
472-700, 626-719, 747-1099, LE 1

HUDSON VEP L
270 SW BRODERICK DR
LAKE CITY, FL 32025-2184

2027

18-4S-17-08467-015

BUILDING CHARACTERISTICS

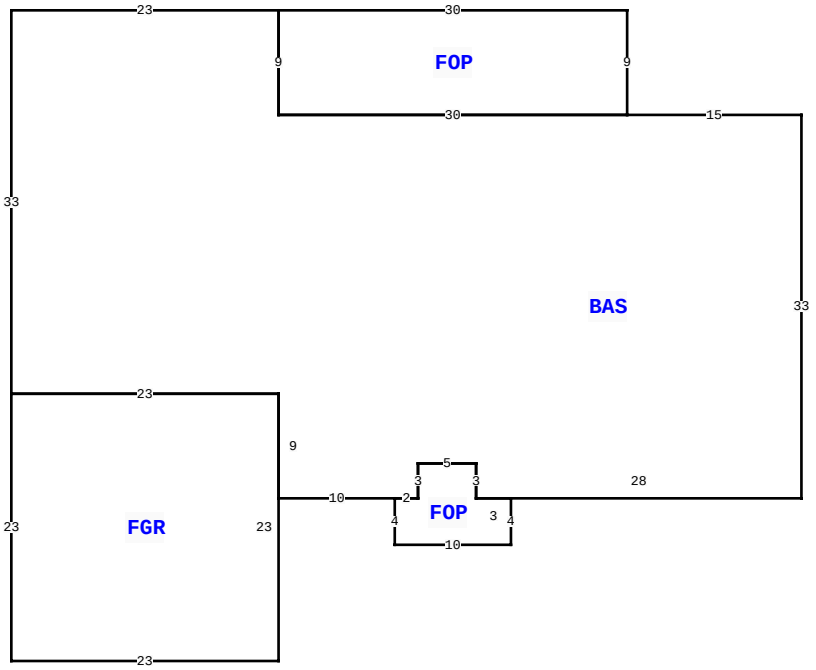
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,229	100		2,229	247,362
FGR	529	55		291	32,294
FOP	55	30		16	1,776
FOP	270	30		81	8,989
TOTALS	3,083			2,617	290,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,617	117.3120	129.04	337,698	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 2229 HX Base Yr 2012



270 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,992.00	UT	2.00	2.00	100	2011	2011	3	100	3,984	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		290,420
TOTAL MARKET OB/XF VALUE		6,584
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		332,004
SOH/AGL Deduction		102,031
ASSESSED VALUE		229,973
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		123,562
TOTAL JUST VALUE		332,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23990	SFR	646	12/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/505	11/08/2022	LE	U	I	14	100
GRANTOR: HUDSON VEP L						
GRANTEE: HUDSON VEP L (ENH L						
0747/1099	5/06/1991	WD	Q	V	03	0
GRANTOR: PAUL HUDSON						
GRANTEE: VEP HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N9 W30 S9 E30$ W30 N9 W23 S33 FGR= S23 E23 N23 W23$ E23 S9 E10 FOP= S4 E10 N4 W3 N3 W5 S3 W2$ E2 N3 E5 S3 E28 N33$.

LAND DESCRIPTION

TOTAL OB/XF 6,584

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: 1.08 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS