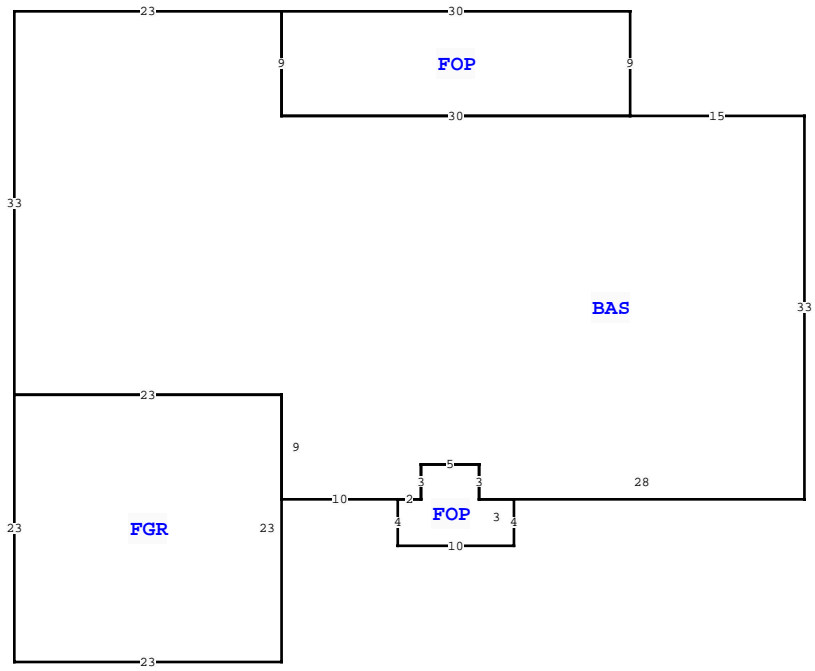


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	15 HARDTILE 80				
Interior Floor	14 CARPET 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectural Units	05 CONV 100 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	251,866
FGR	529	55		291	32,881
FOP	55	30		16	1,808
FOP	270	30		81	9,153
TOTALS	3,083			2,617	295,709

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%	- 2012								
			Heated Area: 2229								
				HX Base Yr 2012							



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		295,709
TOTAL MARKET OB/XF VALUE		6,584
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		337,293
SOH/AGL Deduction		114,018
ASSESSED VALUE		223,275
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		116,864
TOTAL JUST VALUE		337,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,732

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						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,992.00	UT	2.00	2.00	100	2011	2011	3	100	3,984	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

TOTAL OB/XF		6,584
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE
270 SW BRODERICK DR, LAKE CITY		04/03/2025 MLU

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																						
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							