LOT 16 CENTURY ESTATES.

WD 429-459, AG 431-290, QC 488-2

MORRIS JULIE DIANE
216 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08467-017

BUILDING CHARACTERISTICS

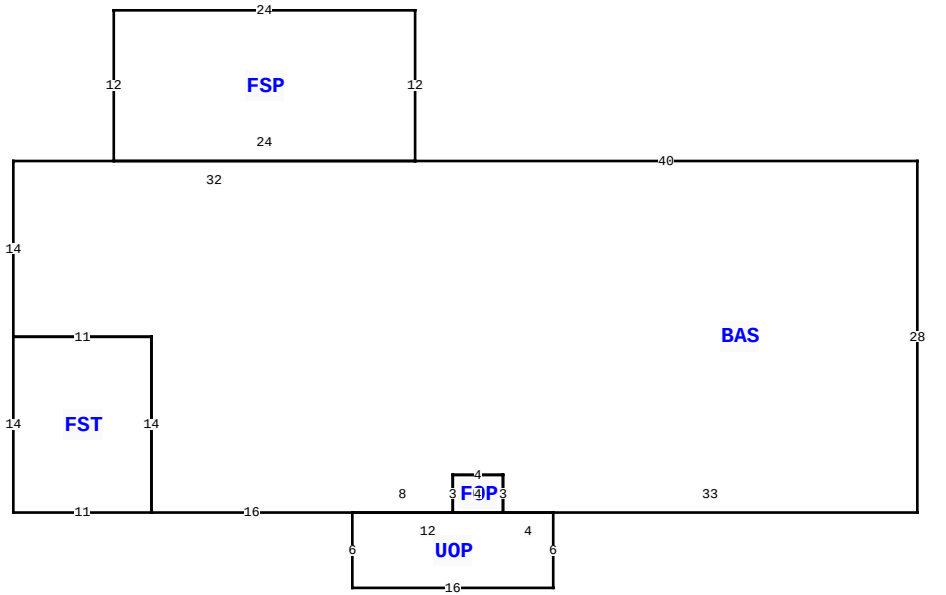
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,850	100		1,850	141,138
FOP	12	30		4	305
FSP	288	40		115	8,774
FST	154	55		85	6,484
UOP	96	20		19	1,450
TOTALS	2,400			2,073	158,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	106.7000	117.37	243,308	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1850 HX Base Yr 2026



216 SW BRODERICK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,150
TOTAL MARKET OB/XF VALUE	2,160
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	195,310
SOH/AGL Deduction	0
ASSESSED VALUE	195,310
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	138,899
TOTAL JUST VALUE	195,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053467	Roof Replacement	12,900	06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1022	8/26/2022	LE	U	I	14	100
GRANTOR: PERRY CLAIRE DIANE KE						
GRANTEE: PERRY CLAIRE KEITH						
1390/2089	8/07/2019	LE	U	I	14	100
GRANTOR: CLARIE DIANE KEITH PE						
GRANTEE: JULIE D PERRY MORRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N12 W24 S12 E24$ W32 S14 FST= S14 E11 N14 W11$ E11 S14 E16 UOP= S6E16 N6 W4 FOP= N3 W4 S3 E4$ W12$ E8 N3 E4 S3 E33 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0040	BARN,POLE	0	100	12	12	144.00	UT	2.50	2.50	100	1993	1993	3	100	360	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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