LOT 4 WESTER WOODS, PHASE 1.

WD 1040-1936, WD 1071-895, DC 15

GRASSEL SCOTT THOMAS/GRASSEL BEVERLY ANN
146 SW BROADLEAF CT
LAKE CITY, FL 32024

2026

30-4S-17-08898-104

BUILDING CHARACTERISTICS

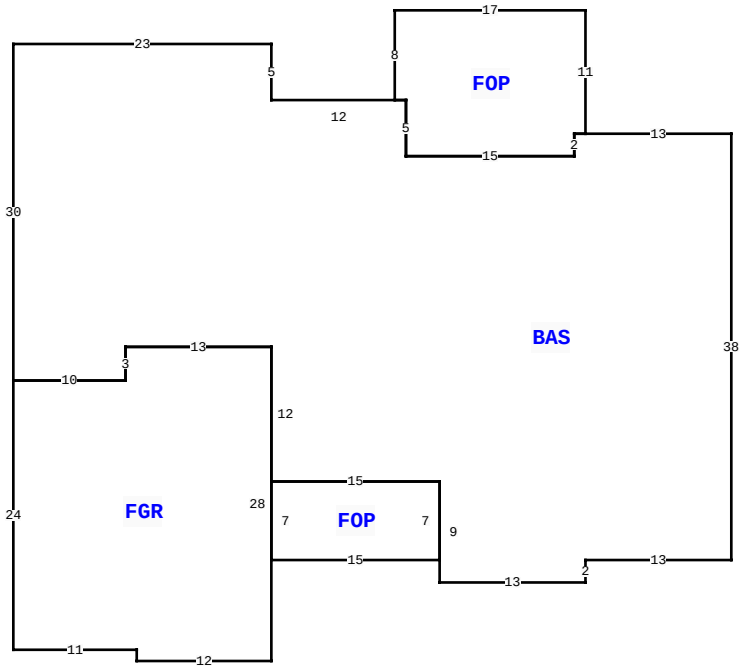
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100		2,136	248,135
FGR	603	55		332	38,568
FOP	105	30		32	3,718
FOP	214	30		64	7,434
TOTALS	3,058			2,564	297,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,564	129.6540	145.21	372,318	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 2136 HX Base Yr



146 SW BROADLEAF CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	297,854
TOTAL MARKET OB/XF VALUE	7,105
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	339,959
SOH/AGL Deduction	0
ASSESSED VALUE	339,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,959
TOTAL JUST VALUE	339,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047383	Roof Replacement	26,984	06/05/2023
23078	SFR	624	04/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2681	6/30/2025	WD	Q	I	01	405,000
GRANTOR: KIHEI MELINDA						
GRANTEE: GRASSEL SCOTT THOMA						
1506/918	1/09/2024	LE	U	I	14	100
GRANTOR: THIELE JAMES D						
GRANTEE: THIELE JAMES D (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N11 W17 S8 E1 S5 E15 N2 E1$ W1 S2 W15 N5 W12 N5 W23 S30 FGR= S24 E11 S1 E12 N28 W13 S3 W10$ E10 N3 E13 S12 FOP= S7 E15 N7 W15$ E15 S9 E13 N2 E13 N38$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,042.00	UT	2.50	2.50	100	2005	2005	3	100	5,105	

LAND DESCRIPTION

TOTAL OB/XF 7,105

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	0		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 08/22/2025 BY TP Total Acres: 1.18 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/22/2026 BY SYS