

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2018								

Heated Area: 2136
HX Base Yr 2018

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		167,519
ASSESSED VALUE		172,440
TOTAL EXEMPTION VALUE	HX HB WR SX	105,722
BASE TAXABLE VALUE		66,718
TOTAL JUST VALUE		339,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,683

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

146 SW BROADLEAF CT, LAKE CITY

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)

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

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

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\$.

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	DPHT 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							