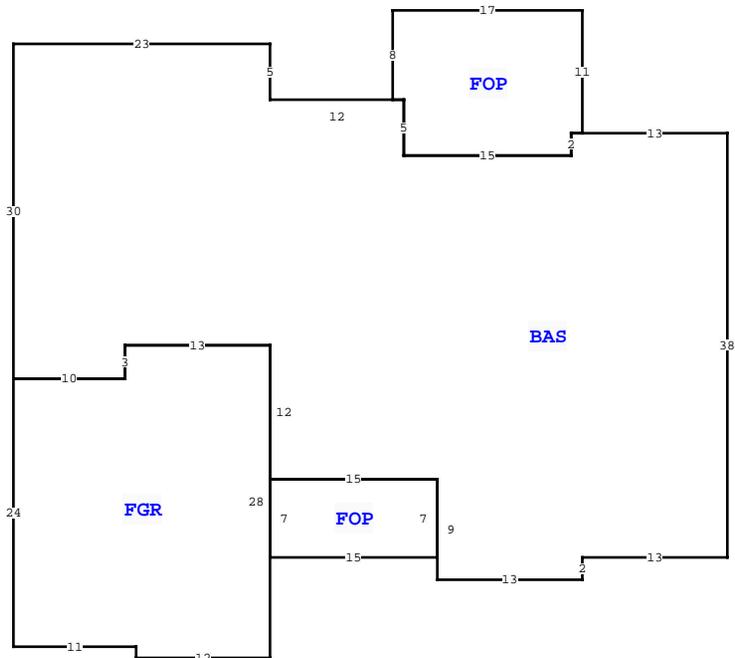


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SINGLE FAM	0%	- 2026												



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	252,578
FGR	603	55		332	39,258
FOP	105	30		32	3,784
FOP	214	30		64	7,568
TOTALS	3,058			2,564	303,188

EXTRA FEATURES		146 SW BROADLEAF CT, LAKE CITY														
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	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	2,042.00	UT	2.50	2.50	100	2005	2005	3	100	5,105	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			303,188
TOTAL MARKET OB/XF VALUE			7,105
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			345,293
SOH/AGL Deduction			0
ASSESSED VALUE			345,293
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			345,293
TOTAL JUST VALUE			345,293
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	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\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,105																						
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							