LOT 7 WESTER WOODS, PHASE 1.
WD 990-2402, WD 1014-598, WD 108

ALLEN JUSTIN C/ALLEN BROOKE D
171 SW BROADLEAF CT
LAKE CITY, FL 32024

2027

30-4S-17-08898-107

BUILDING CHARACTERISTICS

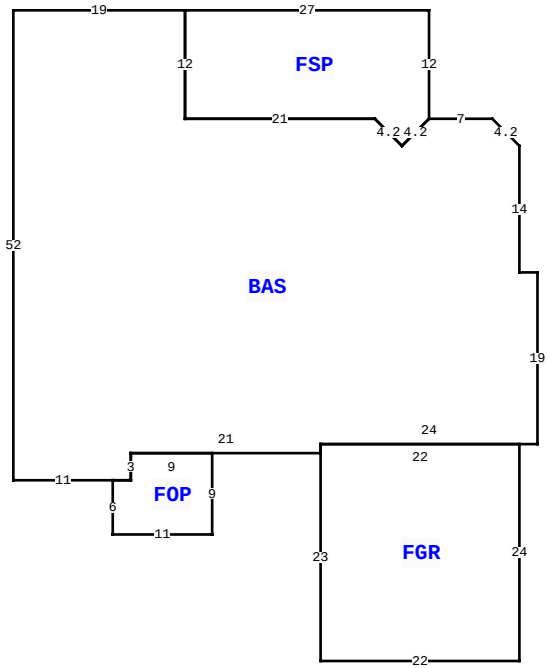
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	07	07
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	2,342	100		2,342	252,190
FGR	528	55		290	31,227
FOP	93	30		28	3,015
FSP	333	40		133	14,322
TOTALS	3,296			2,793	300,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	129.1444	142.06	396,774	2003	2003	0	0	0	24.20	75.80

1 SINGLE FAM 100% - 2025 Heated Area: 2342 HX Base Yr 2025



171 SW BROADLEAF CT, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1,848.00	UT	2.00	2.00	100	2003	2003	3	100	3,696	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	10.00	10.00	100	2013	2013	3	100	1,920	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,755
TOTAL MARKET OB/XF VALUE		6,116
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		341,871
SOH/AGL Deduction		85,224
ASSESSED VALUE		256,647
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		200,236
TOTAL JUST VALUE		341,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049364	Roof Replacement	21,750	03/06/2024
20926	SFR	418	07/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/306	7/19/2024	WD	Q	I	01	450,000
GRANTOR: LINTON DAVID J						
GRANTEE: ALLEN JUSTIN C						
1107/0361	12/29/2006	WD	Q	I		282,500
GRANTOR: JAMES B STAUFFER						
GRANTEE: DAVID J & BRANDI LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N12 W27 S12 E21 D3 R3 R3 U3 $ D3 L3 L3 U3 W21 N12 W19 S52 E11 FOP= S6 E11 N9 W9 S3 W2$ E2 N3 E21 FGR= S23 E22 N24 W22 S1$ N1 E24 N19 W2 N14 L3 U3 $.

LAND DESCRIPTION

TOTAL OB/XF 6,116

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 09/18/2024 BY ME Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS