LOT 8 WESTER WOODS, PHASE 1.

978-693, WD 992-741, WD 1123-202

PITMAN BRIAN/PITMAN AMBER
159 SW BROADLEAF CT
LAKE CITY, FL 32024

2027

30-4S-17-08898-108

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	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	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

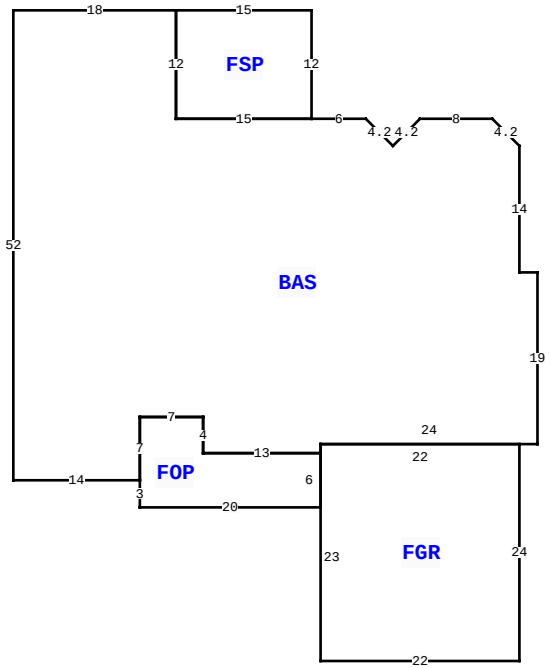
NEIGHBORHOOD/LOC 30417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100		2,305	269,973
FGR	528	55		290	33,966
FOP	148	30		44	5,153
FSP	180	40		72	8,433
TOTALS	3,161			2,711	317,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	136.5071	150.16	407,084	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 2305 HX Base Yr 2022



159 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	1,824.00	UT	2.00	2.00	100	2003	2003	3	100	3,648	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2004	2004	3	43	11,799	
3	0282	POOL ENCL	0	100	23	38	874.00	UT	15.00	15.00	100	2004	2004	3	40	5,244	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		317,526
TOTAL MARKET OB/XF VALUE		22,191
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		374,717
SOH/AGL Deduction		16,843
ASSESSED VALUE		357,874
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,463
TOTAL JUST VALUE		374,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051284	Roof Replacement	43,913	10/28/2024
22124	POOL	130	07/23/2004
20582	SFR	400	04/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2771	6/08/2020	WD	Q	I	01	299,000
GRANTOR: TROY J & TERRI L NELS						
GRANTEE: BRIAN & AMBER PITMA						
1237/0762	6/21/2012	WD	Q	I	01	236,400
GRANTOR: DANIEL ELI & FRANCES						
GRANTEE: TROY J & TERRI L NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S52 E14 FOP= S3 E20 N6 W13 N4 W7 S7$ N7 E7 S4 E13
FGR= S23 E22 N24 W22 S1 $ N1 E24 N19 W2 N14 L3 U3 W8 D3 L3
L3 U3 W6 FSP= N12 W15 S12 E15$ W15 N12$.

LAND DESCRIPTION

TOTAL OB/XF 22,191

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 12/26/2024 BY JS Total Acres: 1.02 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS