

LOT 15 CENTURY ESTATES.
WD 429-459, AG 431-290, QC 488-2

PERRY CLAIRE KEITH
216 SW BRODERICK DR
LAKE CITY, FL 32025

2025

18-4S-17-08467-017



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	18417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	143,699
FOP	12	30		4	311
FSP	288	40		115	8,933
FST	154	55		85	6,603
UOP	96	20		19	1,476
TOTALS	2,400			2,073	161,021

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0294	SHED WOOD/	0 100	8	12	1.00	UT	0.00	0.00
3	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00
4	0040	BARN,POLE	0 100	12	12	144.00	UT	2.50	2.50
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,073	106.7000	119.50	247,724	1979	1979	0	0	0 35.00	65.00
1 SINGLE FAM - 100% - 0 Heated Area: 1850 HX Base Yr											
216 SW BRODERICK DR, LAKE CITY											

216 SW BRODERICK DR, LAKE CITY										XF DATE		LAND DATE		04/03/2025		MLU	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200								
1.00	UT	0.00	0.00	100	0	0	3	100	400								
1.00	UT	0.00	0.00	100	0	0	3	100	100								
144.00	UT	2.50	2.50	100	1993	1993	3	100	360								
1.00	UT	0.00	0.00	100	2013	2013	3	100	100								

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		161,021	
TOTAL MARKET OB/XF VALUE		2,160	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		198,181	
SOH/AGL Deduction		92,047	
ASSESSED VALUE		106,134	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		55,412	
TOTAL JUST VALUE		198,181	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1474/1022	8/26/2022	LE U	I	I	14
GRANTOR: PERRY CLAIRE DIANE KE					SALE PRICE
GRANTEE: PERRY CLAIRE KEITH					100
1390/2089	8/07/2019	LE U	I	I	14
GRANTOR: CLARIE DIANE KEITH PE					100
GRANTEE: JULIE D PERRY MORRI					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 FSP= N12 W24 S12 E24\$ W32 S14 FST= S14 E11 N14 W11\$ E11 S14 E16 UOP= S6E16 N6 W4 FOP= N3 W4 S3 E4\$ W12\$ E8 N3 E4 S3 E33 N28\$.									