

LOT 4 SADDLE OF THE SOUTH ESTATE
751-2137, 764-995, 774-100, WD 1

VALDES CHRISTINE V/VALDES MEGAN
510 SW BRODERICK DR
LAKE CITY, FL 32025

2026

18-4S-17-08466-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 80
Interior Floo	15	HARDTILE 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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC 18417.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100		1,884	185,019
FGR	522	55		287	28,185
FOP	28	30		8	785
FOP	360	30		108	10,606
FSP	464	40		186	18,266
UDU	1,080	55		594	58,334
TOTALS	4,338			3,067	301,196

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1,464.00	UT	1.40	1.40	
2	0258	PATIO	0	100	0	0	2.00	UT	100.00	100.00	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
5	0166	CONC, PAVMT	0	100	0	0	695.00	UT	1.50	1.50	
6	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
8	0070	CARPORT UF	0	100	30	40	1,200.00	UT	2.50	2.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,067	128.9421	144.42	442,936	1993	1993	0	0	0	32.00	68.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1884 HX Base Yr 2020													

510 SW BRODERICK DR, LAKE CITY													
BLD DATE				LGL DATE				04/21/2023 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												301,196	
TOTAL MARKET OB/XF VALUE												27,829	
TOTAL LAND VALUE - MARKET												22,500	
TOTAL MARKET VALUE												351,525	
SOH/AGL Deduction												79,539	
ASSESSED VALUE												271,986	
TOTAL EXEMPTION VALUE												55,722	
BASE TAXABLE VALUE												216,264	
TOTAL JUST VALUE												351,525	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												355,955	

SALE:2:1: LOT 4 UNIT 1 SADDLE OF THE SOUTH
LAND:1:1: 1.00 AC.
SALE:1:1: LOT 4 UNIT 1 SADDLE OF THE SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049231	Roof Replacement	8,000	02/19/2024
6369	SFR	46,000	09/02/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1374/2245	12/14/2018	WD	Q	I	01	275,000	
GRANTOR: RODNEY M DOUGLAS							
GRANTEE: CHRISTINE V VALDES							
0774/0100	4/27/1993	WD	Q	I		101,000	
GRANTOR: CHARLES BENNETT							
GRANTEE: RODNEY M DOUGLAS							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W3 FSP= N10 W48 S10 E26 U2 R2 E6 R2 D2 E12\$ W12 U2 L2 W6 L2 D2 W35 S34 E12 N3 E8 FOP= E7 N4 W7 S4\$ N4 E7 S4 E10 FGR= S21 E10 S3 E13N24 W23\$ E23 N31\$ PTR= N30 UDU= N30 W36 S30 FOP= S10 E36 N10 W36\$ E36\$ S30\$.													