LOT 7 SADDLE OF THE SOUTH ESTATE

751-2137, 802-1441, 814-1780,178

LOCKWOOD GAIL F
622 SW BRODERICK DR
LAKE CITY, FL 32025

2026

18-4S-17-08466-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

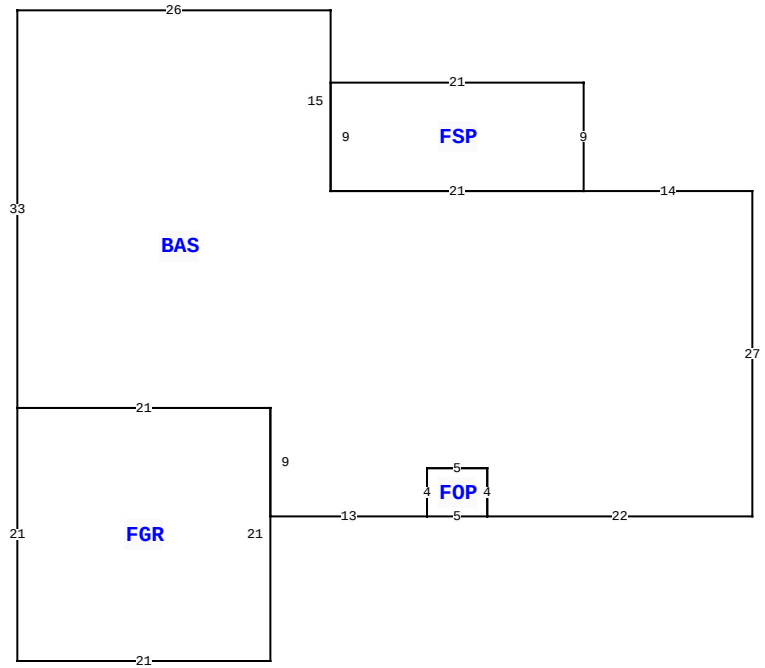
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,828	100		1,828	174,708
FGR	441	55		243	23,224
FOP	20	30		6	574
FSP	189	40		76	7,263
TOTALS	2,478			2,153	205,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	120.1872	134.61	289,815	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2000 Heated Area: 1828 HX Base Yr 2000



622 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,769
TOTAL MARKET OB/XF VALUE		2,147
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		230,416
SOH/AGL Deduction		70,639
ASSESSED VALUE		159,777
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		59,055
TOTAL JUST VALUE		230,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10629	SFR	410	01/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/2173	2/15/2022	WD	U	I	11	100
GRANTOR: LOCKWOOD GAIL F						
GRANTEE: LOCKWOOD GAIL F						
1442/2291	7/20/2021	WD	U	I	14	100
GRANTOR: LOCKWOOD GAIL						
GRANTEE: LOCKWOOD GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N9 W21 S9 E21$W21 N15 W26 S33 FGR= S21 E21 N21 W21$ E21 S9 E13 FOP= E5 N4 W5 S4$ N4 E5 S4 E22 N27$.

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	1,431.00	UT	1.50	1.50	100	1996	1996	3	100	2,147	

LAND DESCRIPTION

TOTAL OB/XF 2,147

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/06/2025 BY SYS