LOT 10 SADDLE OF THE SOUTH ESTAT
751-2137, 773-130, 780-20-21, 78

EDMONDS VALENTINE/EDMONDS MARILYN
569 SW BRODERICK DRIVE
LAKE CITY, FL 32025

2026

18-4S-17-08466-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

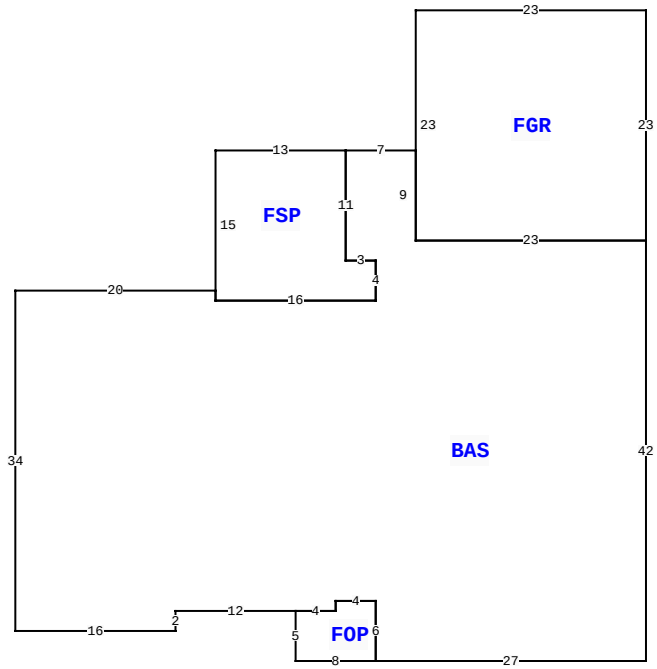
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,367	100		2,367	222,541
FGR	529	55		291	27,359
FOP	44	30		13	1,222
FSP	207	40		83	7,804
TOTALS	3,147			2,754	258,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,754	118.2321	132.42	364,685	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2367 HX Base Yr 1997



569 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		258,926
TOTAL MARKET OB/XF VALUE		3,657
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		285,083
SOH/AGL Deduction		86,747
ASSESSED VALUE		198,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,614
TOTAL JUST VALUE		285,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10346	SFR	365	10/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0269	9/16/1993	WD	U	V	12	9,500
GRANTOR: CHARLES PEELER						
GRANTEE: VALENTINE EDMONDS						
0780/0021	9/16/1993	WD	Q	V		9,500
GRANTOR: CHARLES A PEELER						
GRANTEE: VALENTINE EDMONDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S34 E16 N2 E12 FOP= S5 E8 N6 W4 S1 W4$ E4 N1E4 S6 E27 N42 FGR= N23 W23 S23 E23$ W23 N9 W7 FSP= W13 S15 E16 N4 W3 N11$ S11 E3 S4 W16 N1$.

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	2,438.00	UT	1.50	1.50	100	1996	1996	3	100	3,657	

LAND DESCRIPTION

TOTAL OB/XF 3,657

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: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/06/2025 BY SYS