LOT 11 SADDLE OF THE SOUTH ESTAT
751-2137, 784-1002, 817-1496, 84

HANOVER RUARK/HANOVER HOLLY
535 SW BRODERICK DR
LAKE CITY, FL 32025

2026

18-4S-17-08466-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

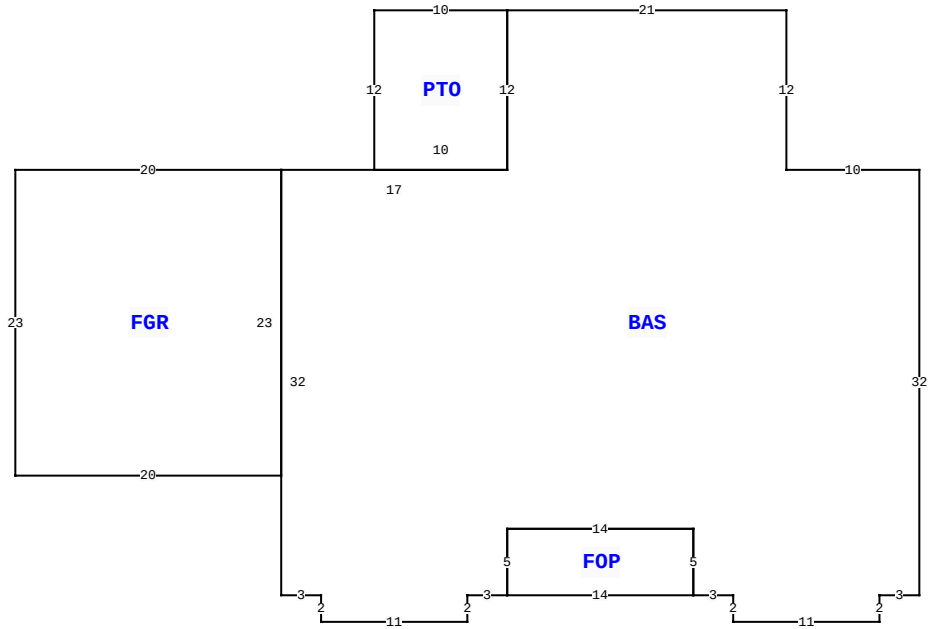
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,762	100		1,762	164,844
FGR	460	55		253	23,669
FOP	70	30		21	1,965
PTO	120	5		6	561
TOTALS	2,412			2,042	191,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	119.3346	133.65	272,913	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2015 Heated Area: 1762 HX Base Yr 2015



535 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		191,039
TOTAL MARKET OB/XF VALUE		42,612
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		256,151
SOH/AGL Deduction		76,091
ASSESSED VALUE		180,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,338
TOTAL JUST VALUE		256,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,687

SALE:3:1: LOT 11 SADDLE OF THE SOUTH ESTATES

SALE:1:1: CERT OF TITLE

LAND:1:1: 1.11 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40112	POOL	0	07/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/0704	5/06/2020	WD	U	I	11	0
GRANTOR: AUDREY S BULLARD						
GRANTEE: RUARK HANOVER & HOL						
1289/0198	2/10/2015	CD	U	I	11	0
GRANTOR: AUDREY S BULLARD						
GRANTEE: RUARK HANOVER & HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10N12 W21 PTO= W10 S12E10 N12$ S12 W17 FGR= W20 S23E20 N23$ S32 E3 S2 E11 N2 E3 FOP= E14 N5 W14 S5$ N5 E14 S5E3 S2 E11 N2 E3 N32$.

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	1,614.00	UT	1.50	1.50	100	1995	1995	3	100	2,421	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
4	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	2020	2020	3	91	36,691	

LAND DESCRIPTION

TOTAL OB/XF 42,612

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 12/01/2020 BY HC Total Acres: 1.11 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 09/19/2025 BY SYS