

LOT 17 SADDLE OF THE SOUTH ESTAT
751-2137, 761-1880

MERRICKS ELAINE C
475 SW BRODERICK DRIVE
LAKE CITY, FL 32025

2025

18-4S-17-08466-117



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 80
Interior Floo	08	SHT VINYL 20
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
BAS	2,534	100
FGR	518	55
FOP	15	30
PTO	315	5
TOTALS	3,382	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,839	116.8944	130.92	371,682	1992	1992	0	0	0	32.00	68.00
1 SINGLE FAM - 100% - 0 Heated Area: 2534 HX Base Yr												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,534	100		2,534	225,591							
FGR	518	55		285	25,372							
FOP	15	30		4	356							
PTO	315	5		16	1,425							
TOTALS	3,382			2,839	252,744							

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				252,744			
TOTAL MARKET OB/XF VALUE				4,373			
TOTAL LAND VALUE - MARKET				22,500			
TOTAL MARKET VALUE				279,617			
SOH/AGL Deduction				106,977			
ASSESSED VALUE				172,640			
TOTAL EXEMPTION VALUE				HX	HB	50,722	
BASE TAXABLE VALUE				121,918			
TOTAL JUST VALUE				279,617			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				267,310			
LAND:1:1: 1.05 AC.							
SALE:1:1: LOT 17 SADDLE OF THE SOUTH UNIT 1							
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