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

2027

18-4S-17-08466-104

BUILDING CHARACTERISTICS

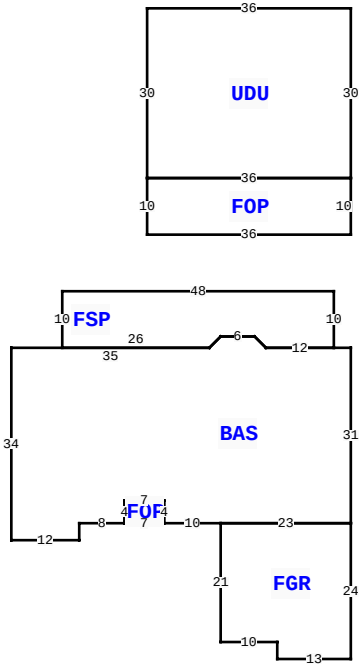
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	181,714
FGR	522	55		287	27,681
FOP	28	30		8	772
FOP	360	30		108	10,417
FSP	464	40		186	17,940
UDU	1,080	55		594	57,292
TOTALS	4,338			3,067	295,816

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	141.84	435,023	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	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	1,464.00	UT	1.40	1.40	100	0	0	3	100	2,050	
2	0258	PATIO	0	100	0	0	2.00	UT	100.00	100.00	100	0	0	3	100	200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
5	0166	CONC,PAVMT	0	100	0	0	695.00	UT	1.50	1.50	100	1996	1996	3	100	1,043	
6	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	0070	CARPORT UF	0	100	30	40	1,200.00	UT	2.50	2.50	100	2013	2013	3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,816
TOTAL MARKET OB/XF VALUE		27,829
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		346,145
SOH/AGL Deduction		66,815
ASSESSED VALUE		279,330
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		222,919
TOTAL JUST VALUE		346,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,525

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 27,829

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 04/23/2024 BY JS Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS