LOT 6 SADDLE OF THE SOUTH ESTATE
751-2137, 802-1441, 828-1884, WD

DEGROFF FREDRICK J JR/DEGROFF DIANE
576 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08466-106

BUILDING CHARACTERISTICS

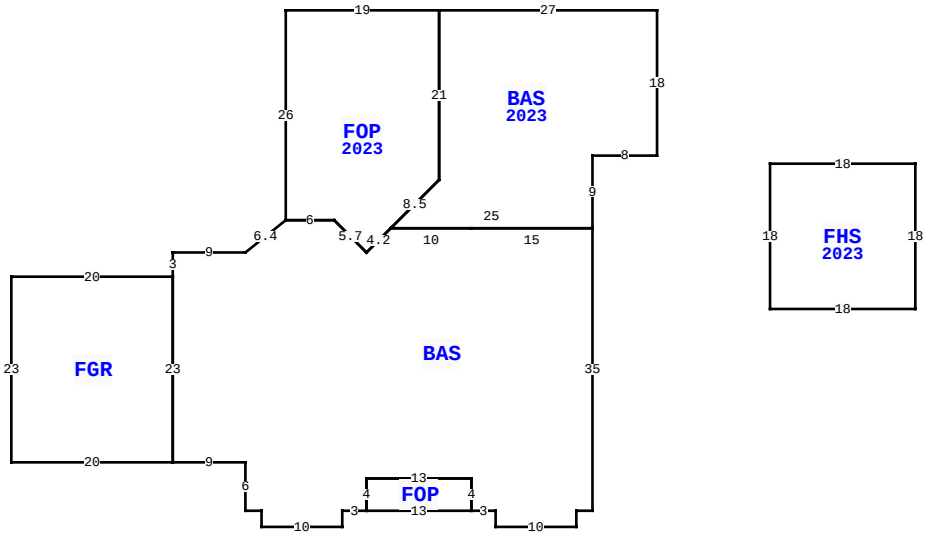
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,720	100		1,720	201,215
BAS	675	100	2023	675	78,965
FGR	460	55		253	29,597
FHS	324	60	2023	194	22,695
FOP	52	30		16	1,872
FOP	498	30	2023	149	17,431
TOTALS	3,729			3,007	351,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,007	125.1227	137.63	413,853	1997	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 2719 HX Base Yr 2026



576 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	2,202.00	UT	1.50	1.50	100	1997	1997	3	100	3,303	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
3	0210	GARAGE U	0	100	24	60	1,440.00	UT	12.00	12.00	100	2019	2019	3	100	17,280	
4	0280	POOL R/CON	0	100	15	29	435.00	UT	60.00	60.00	100	2023	2022		95	24,795	
5	0166	CONC,PAVMT	0	100	0	0	416.00	UT	3.00	3.00	100	2023	2022		100	1,248	
6	0251	LEAN TO W/	0	100	14	60	840.00	UT	9.00	9.00	100	2023	2022		100	7,560	
7	0166	CONC,PAVMT	0	100	22	30	660.00	UT	3.00	3.00	100	2023	2022		100	1,980	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
9	0282	POOL ENCL	0	100	0	0	1,158.00	UT	15.00	15.00	100	2026	2025		95	16,502	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,775
TOTAL MARKET OB/XF VALUE		76,968
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		451,243
SOH/AGL Deduction		0
ASSESSED VALUE		451,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		399,832
TOTAL JUST VALUE		451,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,659

LAND:1:1: 1.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054493	Screen Enclosure	26,643	11/17/2025
000044608	Additions	35,000	06/03/2022
000042352	Swimming Pool and	16,000	07/19/2021
38377	STORAGE	159	07/18/2019
38378	STORAGE	152	07/18/2019
11712	SFR	265	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/595	8/01/2025	WD	Q	I	01	620,000
GRANTOR: BAHR MICHAEL						
GRANTEE: DEGROFF FREDRICK J						
1378/2670	2/25/2019	WD	Q	I	01	174,900
GRANTOR: LARRY & SHERYL A WYAT						
GRANTEE: MICHAEL & SHUWEI BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W10 D3L3 U4L4 W6 D4L5 W9 S3 S23 E9 S6 E2 S2 E10 N2 E3 N4 E13 S4 E3 S2 E10 N2 E2 N35 $
BAS=[YR=2023;ORIG=0,-9] E8 N18 W27 S21 D6L6 E25 N9 $
FOP=[YR=2023;ORIG=-19,-27] W19 S26 E6 D4R4 U3R3 U6R6 N21 $
FGR=[ORIG=-52,6] W20 S23 E20 N23 $
FHS=[YR=2023;ORIG=40,10] N18 W18 S18 E18 $
FOP=[ORIG=-28,35] E13 N4 W13 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 76,968

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 05/05/2026 BY robin Total Acres: 0.96 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS