LOT 9 SADDLE OF THE SOUTH ESTATE
751-2137, 780-18, WD 997-1672, W

CROFT ALECIA L
601 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08466-109

BUILDING CHARACTERISTICS

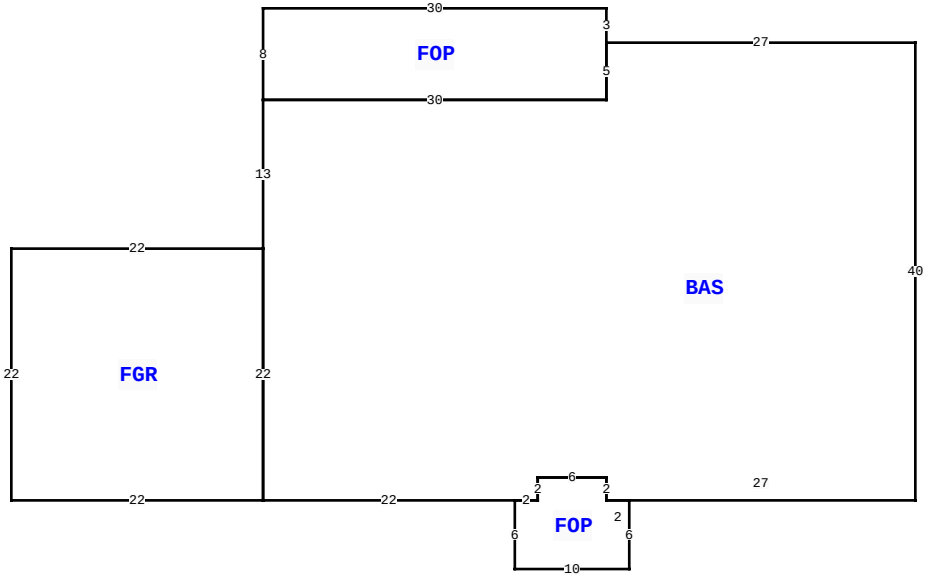
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04
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	2,118	100		2,118	197,749
FGR	484	55		266	24,835
FOP	72	30		22	2,054
FOP	240	30		72	6,723
TOTALS	2,914			2,478	231,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,478	101.0496	111.15	275,430	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2118 HX Base Yr 2010



601 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,402.00	UT	2.50	2.50	100	2009	2009	3	100	3,505	
3	0030	BARN,MT	0	100	0	0	1.00	UT	7,200.00	7,200.00	100	2025	2024		100	7,200	
4	0060	CARPORT F	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,361
TOTAL MARKET OB/XF VALUE		17,205
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		282,316
SOH/AGL Deduction		81,047
ASSESSED VALUE		201,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,858
TOTAL JUST VALUE		282,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050701	Storage Building	18,769	08/29/2024
27790	SFR	813	05/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1114/0349	3/19/2007	WD	Q	V		59,000
GRANTOR: GONZALEZ DANIEL						
GRANTEE: ALECIA L CROFT						
1064/0471	10/31/2005	WD	Q	V		39,500
GRANTOR: WELLS						
GRANTEE: GONZALEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N3 W30 S8 E30 N5$ S5 W30 S13 FGR= W22 S22 E22 N22$ S22 E22 FOP= S6 E10 N6 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E27 N40$.

LAND DESCRIPTION

TOTAL OB/XF 17,205

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	1.50	22,500.00	33,750.00	33,750							

REVIEW DATE 01/10/2025 BY JB Total Acres: 1.15 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/17/2026 BY SYS