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

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

2027

18-4S-17-08466-117

BUILDING CHARACTERISTICS

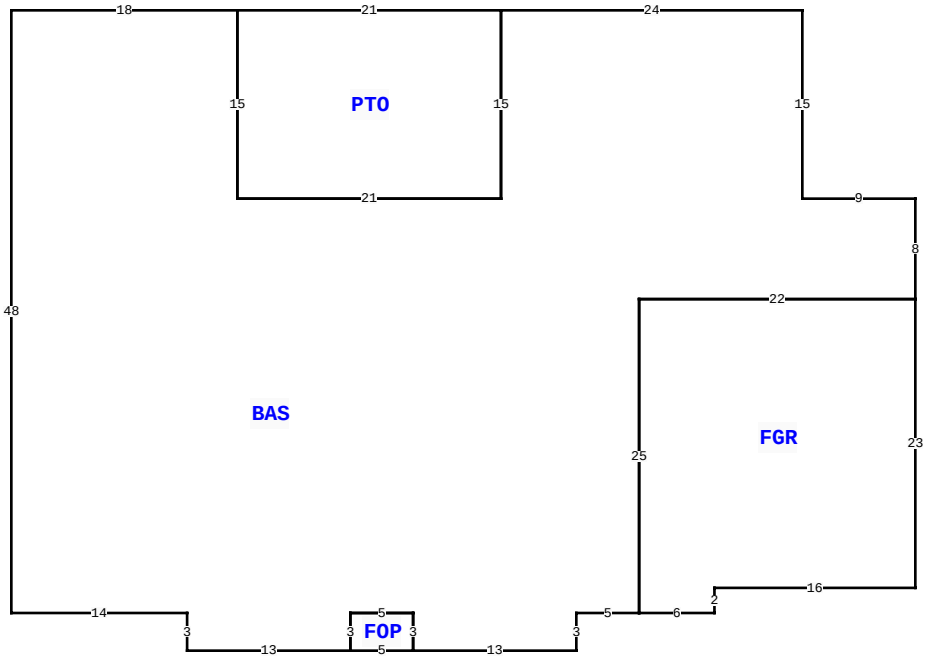
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,534	100		2,534	218,301
FGR	518	55		285	24,552
FOP	15	30		4	344
PTO	315	5		16	1,378
TOTALS	3,382			2,839	244,576

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	128.58	365,039	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 2534 HX Base Yr



475 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	115	12	1,380.00	UT	1.40	1.40	100	0	0	3	100	1,932	
3	0166	CONC,PAVMT	0	100	21	15	315.00	UT	1.40	1.40	100	0	0	3	100	441	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,576
TOTAL MARKET OB/XF VALUE		4,373
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		271,449
SOH/AGL Deduction		88,829
ASSESSED VALUE		182,620
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,209
TOTAL JUST VALUE		271,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,900

LAND:1:1: 1.05 AC.

SALE:1:1: LOT 17 SADDLE OF THE SOUTH UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0761/1880	6/26/1992	WD	Q	V		10,000

GRANTOR: CHARLES PEELER

GRANTEE: ELAINE MERRICKS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= W21 S15 E21 N15$ S15 W21 N15 W18 S48 E14 S3 E13 FOP= E5 N3 W5 S3 $ N3 E5 S3 E13 N3 E5 FGR= E6 N2 E16 N23 W22 S25$ N25 E22 N8 W9N15$.

LAND DESCRIPTION

TOTAL OB/XF 4,373

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 05/10/2017 BY BC Total Acres: 1.04 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS