LOT 18 SADDLE OF THE SOUTH ESTAT
751-2137, 802-1441, 803-1024, 81

DURKIN THOMAS/DURKIN LINDA
433 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08466-118

BUILDING CHARACTERISTICS

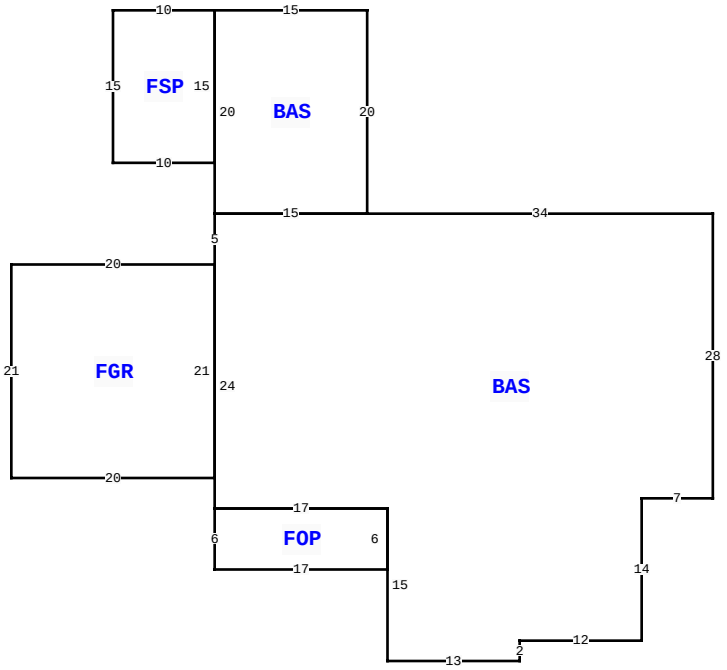
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	300	100		300	26,596
BAS	1,765	100		1,765	156,474
FGR	420	55		231	20,479
FOP	102	30		31	2,749
FSP	150	40		60	5,319
TOTALS	2,737			2,387	211,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	116.3799	128.02	305,584	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2013 Heated Area: 2065 HX Base Yr 2013



433 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	1,917.00	UT	1.50	1.50	100	1995	1995	3	100	2,876	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0296	SHED METAL	0	100	12	18	216.00	UT	5.00	5.00	100	1995	1995	3	100	1,080	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,600	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,617
TOTAL MARKET OB/XF VALUE	12,856
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	246,973
SOH/AGL Deduction	61,031
ASSESSED VALUE	185,942
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,531
TOTAL JUST VALUE	246,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,824

SALE:3:1: 7 LOTS - 7 PARCELS

SALE:2:1: WAS IN BOTH NAMES-CRAPPS SOLD TO MATTHEW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050868	Remodel	8,571	09/19/2024
000042922	Roof Replacement	16,585	10/07/2021
000041740	Remodel	18,318	04/15/2021
24275	REMODEL	175	03/21/2006
9451	SFR	280	03/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/2032	9/14/2012	WD	Q	I	01	175,000
GRANTOR: BARBARA PARRISH						
GRANTEE: THOMAS & LINDA DURK						
1055/0213	2/14/2005	WD	Q	I	01	149,500
GRANTOR: DELORES COLLINS						
GRANTEE: CHARLE & BARBARA PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= N20 W15 FSP= W10 S15 E10 N15$ S20 E15$ W15 S5 FGR= W20 S21 E20 N21$ S24 FOP= S6 E17 N6 W17$ E17 S15 E13 N2 E12N14 E7 N28$.

LAND DESCRIPTION

TOTAL OB/XF 12,856

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 03/25/2026 BY robin Total Acres: 1.04 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS