LOT 5 CENTURY ESTATES.
492-675, 829-1890, 832-1913, WD

WALKER DARRELL L/FLETCHER MARIE E
287 SW BRODERICK
LAKE CITY, FL 32025

2026

18-4S-17-08467-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

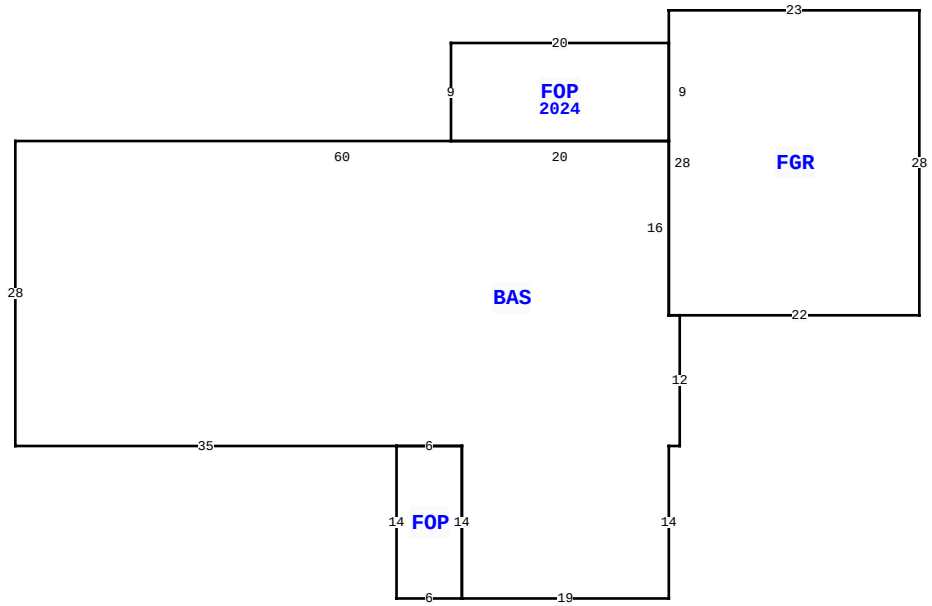
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100		1,958	205,073
FGR	644	55		354	37,077
FOP	84	30		25	2,618
FOP	180	30	2024	54	5,656
TOTALS	2,866			2,391	250,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	114.8400	130.92	313,030	1981	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1958 HX Base Yr 2024



287 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,424
TOTAL MARKET OB/XF VALUE		17,940
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,364
SOH/AGL Deduction		2,866
ASSESSED VALUE		300,498
TOTAL EXEMPTION VALUE	HX HB 13	300,498
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		303,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049645	Roof Replacement	49,586	04/17/2024
34874	MAINT/ALTR	75	01/25/2017
8598	POOL	10,000	07/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1493/766	3/25/2023	WD	Q	I	01	358,000
GRANTOR: BROOKS DENNIS MORGAN						
GRANTEE: WALKER DARRELL L						
1323/0476	9/30/2016	WD	Q	I	01	135,000
GRANTOR: TERRELL & SUSAN ACOST						
GRANTEE: DENNIS M & DARLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S28 E35 E6 S14 E19 N14 E1 N12 W1 N16 $
FGR=[ORIG=1,16] E22 N28 W23 S28 E1 $
FOP=[ORIG=-25,28] S14 E6 N14 W6 $
FOP=[YR=2024;ORIG=-20,0] N9 E20 S9 W20 $
.

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	0080	DECKING	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	1994	1994	3	40	13,440	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 17,940

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/14/2024 BY JS Total Acres: 1.07 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS