## **Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 18-4S-17-08466-109 (31506) >>>

Owner & Property Info Result: 1 of 1 CROFT ALECIA L 601 SW BRODERICK DR LAKE CITY, FL 32025 Owner Site 601 SW BRODERICK DR, LAKE CITY LOT 9 SADDLE OF THE SOUTH ESTATES S/D. 751-2137, 780-18, WD 997-1672, WD 1064-471, WD 1114-349, Description\* 1.15 AC S/T/R 18-4S-17 Area Use Code\*\* SINGLE FAMILY (0100) Tax District

\*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
\*\*The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property &	Assessment Values			
	2023 Certified Values	2024 Working Values		
Mkt Land	\$33,750	Mkt Land	\$33,750	
Ag Land	\$0	Ag Land	\$0	
Building	\$209,140	Building	\$226,108	
XFOB	\$4,705	XFOB	\$4,705	
Just	\$247,595	Just	\$264,563	
Class	\$0	Class	\$0	
Appraised	\$247,595	Appraised	\$264,563	
SOH/10% Cap	\$79,867	SOH/10% Cap	\$91,803	
Assessed	\$167,728	Assessed	\$172,760	
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000	
Total Taxable	county:\$117,728 city:\$0 other:\$0 school:\$142,728		county:\$122,760 city:\$0 other:\$0 school:\$147,760	

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



▼ Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/19/2007	\$59,000	1114 / 349	WD	V	Q	
10/31/2005	\$39,500	1064 / 471	WD	V	Q	
9/26/2003	\$18,000	997 / 1672	WD	V	Q	
3/29/1993	\$0	780 / 018	WD	V	U	12

	▼ Building Characteristics						
l	Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch SINGLE FAM (0100)		SINGLE FAM (0100)	2009	2118	2914	\$226,108	
ı	*Bidg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.						

-	Code	Desc	Year Blt	Value	Units	Dims
$\parallel$	0190	FPLC PF	2009	\$1,200.00	1.00	0 x 0
Ш	0166	CONC.PAVMT	2009	\$3,505.00	1402.00	0 x 0

▼ Land Breakdown							
Code	Desc	Units	Adjustments	Eff Rate	Land Value		
0100	SFR (MKT)	1.000 LT (1.150 AC)	1.0000/1.0000 1.0000/1.5000000 /	\$33,750 /LT	\$33,750		

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This rebette was last updated: 8/1/2024 and may not reflect the data currently on file at our office.

2024 Working Values