

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 12/14/2023

Parcel: << 18-4S-17-08467-003 (31518) >>

Owner & Property Info

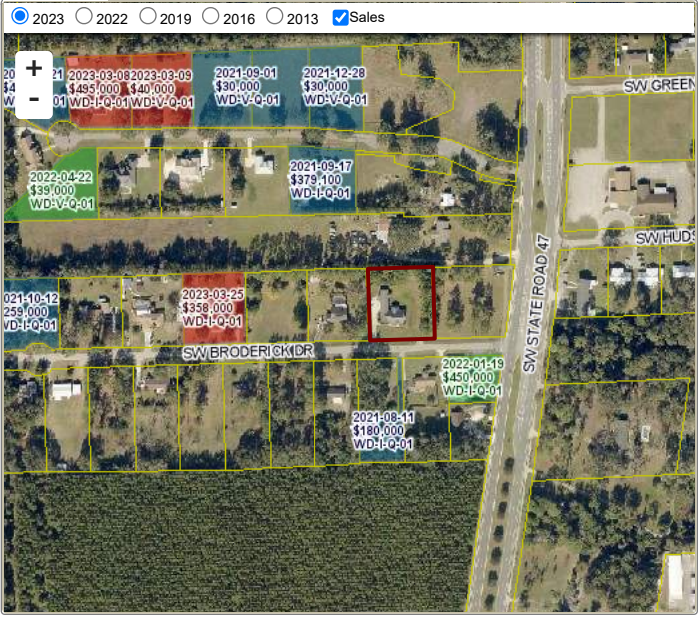
Result: 1 of 1

Owner	CONNER LINDA REVOCABLE TRUST 175 SW BRODERICK DR LAKE CITY, FL 32025-9723		
Site	175 SW BRODERICK DR, LAKE CITY		
Description*	LOT 2 & W 7 FT LOT 1 CENTURY ESTATES. WD 1176-393, WD 1468-850.		
Area	1.09 AC	S/T/R	18-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code 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	\$28,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$396,863	Building	\$392,404
XFOB	\$7,704	XFOB	\$7,704
Just	\$432,567	Just	\$428,108
Class	\$0	Class	\$0
Appraised	\$432,567	Appraised	\$428,108
SOH Cap [?]	\$130,850	SOH Cap [?]	\$117,339
Assessed	\$301,717	Assessed	\$310,769
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$251,717 city:\$0 other:\$0 school:\$276,717	Total Taxable	county:\$260,769 city:\$0 other:\$0 school:\$285,769

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/26/2022	\$0	1468/0850	WD	I	U	11
6/26/2009	\$44,000	1176/0393	WD	V	Q	01
2/1/1982	\$6,000	0533/0519	AD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2011	3009	4561	\$392,404
*Bldg 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.					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0180	FPLC 1STRY	2011	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$5,704.00	2852.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.090 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000