

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 2/11/2021

Parcel: << 18-4S-17-08466-118 (31515) >>

Owner & Property Info

Result: 1 of 1

Owner	DURKIN THOMAS 433 SW BRODERICK DR LAKE CITY, FL 32025		
Site	433 BRODERICK DR, LAKE CITY		
Description*	LOT 18 SADDLE OF THE SOUTH ESTATES S/D. 751-2137, 802-1441, 803-1024, 815-1261, 969-396, WD 1055-213, WD 1241-2032		
Area	0 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

2020 Certified Values		2021 Working Values	
Mkt Land	\$14,996	Mkt Land	\$14,997
Ag Land	\$0	Ag Land	\$0
Building	\$140,438	Building	\$138,520
XFOB	\$12,856	XFOB	\$12,856
Just	\$168,290	Just	\$166,373
Class	\$0	Class	\$0
Appraised	\$168,290	Appraised	\$166,373
SOH Cap [?]	\$14,119	SOH Cap [?]	\$7,577
Assessed	\$154,171	Assessed	\$158,796
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$104,171 city:\$104,171 other:\$104,171 school:\$129,171	Total Taxable	county:\$108,796 city:\$0 other:\$0 school:\$133,796

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/14/2012	\$175,000	1241/2032	WD	I	Q	01
2/14/2005	\$149,500	1055/0213	WD	I	Q	01
12/19/1995	\$88,000	0815/1261	WD	I	Q	
3/21/1995	\$6,000	0803/1024	WD	V	U	12
3/3/1995	\$50,000	0802/1441	WD	V	U	35

▼ Building Characteristics

Item	Description*	Year Blt	Base SF	Actual SF	Bldg Value
1	SINGLE FAM (0100)	1995	2065	2737	\$138,520

*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
0166	CONC,PAVMT	1995	\$2,876.00	1917.00	0 x 0
0180	FPLC 1STRY	1995	\$2,000.00	1.00	0 x 0
0296	SHED METAL	1995	\$1,080.00	216.00	12 x 18

0166	CONC,PAVMT	2013	\$400.00	1.00	0 x 0
0296	SHED METAL	2013	\$700.00	1.00	0 x 0
0296	SHED METAL	2013	\$4,600.00	1.00	0 x 0
0060	CARPORT F	2017	\$1,200.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$14,997 /LT	\$14,997

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