

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/19/2024

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

Owner & Property Info

Result: 1 of 1

Owner	DURKIN THOMAS DURKIN LINDA 433 SW BRODERICK DR LAKE CITY, FL 32025		
Site	433 SW 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	1.04 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

2024 Certified Values		2025 Working Values	
Mkt Land	\$22,500	Mkt Land	\$22,500
Ag Land	\$0	Ag Land	\$0
Building	\$207,976	Building	\$207,976
XFOB	\$12,856	XFOB	\$12,856
Just	\$243,332	Just	\$243,332
Class	\$0	Class	\$0
Appraised	\$243,332	Appraised	\$243,332
SOH/10% Cap	\$72,506	SOH/10% Cap	\$67,381
Assessed	\$170,826	Assessed	\$175,951
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$120,826 city:\$0 other:\$0 school:\$145,826	Total Taxable	county:\$125,951 city:\$0 other:\$0 school:\$150,951

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 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 / 213	WD	I	Q	01
12/19/1995	\$88,000	815 / 1261	WD	I	Q	
3/21/1995	\$6,000	803 / 1024	WD	V	U	12
3/3/1995	\$50,000	802 / 1441	WD	V	U	35

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1995	2065	2737	\$207,976

\*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

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 (1.040 AC)	1.0000/1.0000 1.0000/ /	\$22,500 /LT	\$22,500

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