LOT 12 DEERWOOD FOREST UT 1.
481-250, 819-2151, WD 1303-258,

MURTAGH JOSHUA/MURTAGH HEATHER E
2464 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

09-4S-17-08302-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

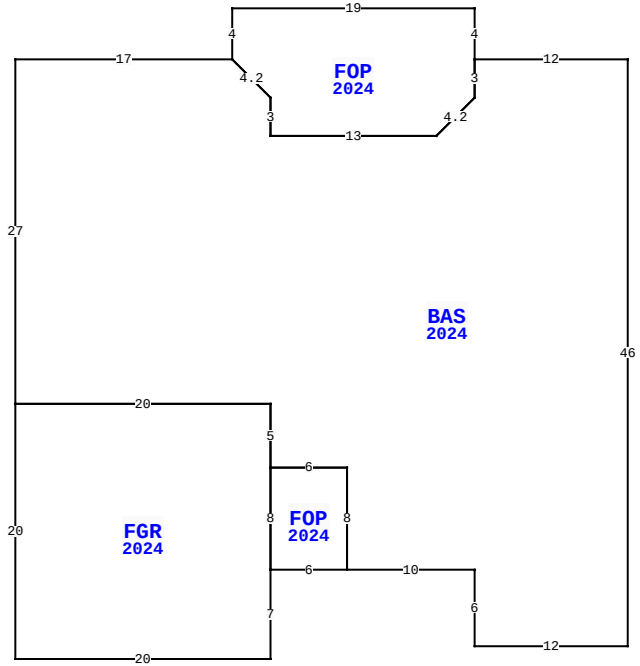
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0800	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	2024	1,588	178,034
FGR	400	55	2024	220	24,665
FOP	48	30	2024	14	1,570
FOP	172	30	2024	52	5,830
TOTALS	2,208			1,874	210,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	102.1410	114.40	214,386	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1588 HX Base Yr 2024



2464 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,098
TOTAL MARKET OB/XF VALUE		2,280
TOTAL LAND VALUE - MARKET		12,025
TOTAL MARKET VALUE		224,403
SOH/AGL Deduction		0
ASSESSED VALUE		224,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,681
TOTAL JUST VALUE		224,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045870	New Residential C	165,000	11/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1994	6/01/2022	WD	U	V	11	100

GRANTOR: FRAZE RICHARD R JR

GRANTEE: MURTAGH JOSHUA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S27 E20 S5 E6 S8 E10 S6 E12 N46 W12 S3 D3L3 W13 N3 U3L3 W17 $
FGR=[YR=2024;ORIG=50,37] S20 E20 N7 N8 N5 W20 $
FOP=[YR=2024;ORIG=70,42] S8 E6 N8 W6 $
FOP=[YR=2024;ORIG=67,6] S4 D3R3 S3 E13 U3R3 N3 N4 W19 $
.

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	0166	CONC,PAVMT	0	100	0	0	760.00	UT	3.00	3.00	100	2024	2023		100	2,280	

LAND DESCRIPTION

TOTAL OB/XF 2,280

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			0.00	0.00	1.00	LT		1.00	1.00	0.65	18,500.00	12,025.00	12,025							

REVIEW DATE 12/06/2023 BY HC Total Acres: 1.00 Total Land Value: 12,025 Market: 0 Agricultural: 0 Common: 12,025 PRINTED 11/06/2025 BY SYS