LOT 19 DEERWOOD FOREST S/D UNIT
EX BEG SW COR LOT 19, RUN N 151.
SE 135.37 FT, SW 61.17 FT TO POB

SEARS JUDY A
796 SW BISCAYNE GLN
LAKE CITY, FL 32025

2026

09-4S-17-08302-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

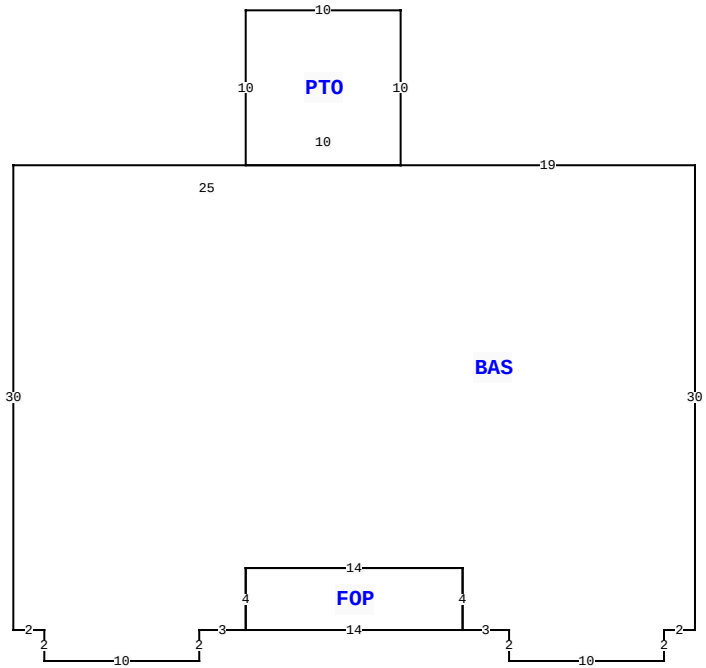
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,304	100		1,304	140,287
FOP	56	30		17	1,829
PTO	100	5		5	538
TOTALS	1,460			1,326	142,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,326	131.3676	147.13	195,094	1996	2000	0	0	0	26.88	73.12

1 SINGLE FAM 0% - 0 Heated Area: 1304 HX Base Yr



2618 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	142,653
TOTAL MARKET OB/XF VALUE	1,750
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	162,903
SOH/AGL Deduction	0
ASSESSED VALUE	162,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,903
TOTAL JUST VALUE	162,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11432	SFR	220	07/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1347/1382	10/31/2017	LE	U	I	14	100
GRANTOR: JUDITH SEARS (LIFE ES						
GRANTEE: ROSS JAY SEARS (RMD						
1108/0955	1/05/2007	WD	Q	I	06	150,000
GRANTOR: ROSS JAY SEARS						
GRANTEE: JUDY A SEARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N10 W10 S10 E10$ W25 S30 E2 S2 E10 N2 E3 FOP= E14 N4 W14 S4$ N4 E14 S4 E3 S2 E10 N2 E2 N30$.

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	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	75	2004	2004	3	75	1,350	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	50	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/11/2017 BY BC Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS