LOT 9 FAWNBROOK S/D.
845-2123, 907-1201, WD 934-1729, WD 1046-1487, WD 1315-

MARTIN SUSAN
11411 DOLLAR LAKE DR, APT 2
PORT RICHEY, FL 34668

2026

10-4S-17-08304-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0800 MULTI-FAM <10

MAP NUM | MKT AREA 06

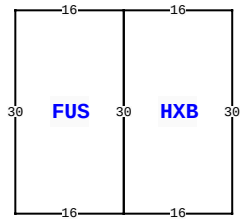
NEIGHBORHOOD/LOC 10417.010 1.00/

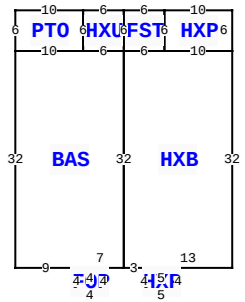
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100		512	32,363
FOP	16	30		5	316
FST	36	55		20	1,264
FUS	480	100		480	30,341
HXB	480	100		480	30,341
HXB	512	100		512	32,363
HXP	20	30		6	379
HXP	60	30		18	1,138
HXU	36	55		20	1,264
PTO	60	5		3	189
TOTALS	2,212			2,056	129,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,056	112.2450	95.41	196,163	1998	1998	0	0	0	33.75	66.25

1 DUPLEX 0% - 0 Heated Area: 1984 HX Base Yr





2607 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,958
TOTAL MARKET OB/XF VALUE	921
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	165,879
SOH/AGL Deduction	0
ASSESSED VALUE	165,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,879
TOTAL JUST VALUE	165,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30298	REMODEL	0	07/17/2012
13268	MULTIFAM	165	11/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1390/0370	7/15/2019	PR	U	I	11	100
GRANTOR: SUSAN MARTIN AS PR FO						
GRANTEE: SUSAN MARTIN						
1315/0889	5/12/2016	WD	Q	I	01	120,000
GRANTOR: MERWYN C & MADELINE A						
GRANTEE: DAVID MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

HXP= N6 W10 S6 E10$ HXB= W10FST= N6 W6 S6 E6 $ W6 HXU= N6 W6 S6 E6$ BAS= W6 PTO= N6W10 S6 E10$ W10 S32 E9 FOP= S4 E4 N4 W4$ E7 N32$ S32 E3 HXP= S4 E5 N4 W5$ E13 N32$ PTR= N30 HXB= N30 W16 FUS= W16 S30 E16 N30$ S30 E16$ S30$.

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	0	0	0	614.00	UT	1.50	1.50	100	1998	1998	3	100	921	

LAND DESCRIPTION

TOTAL OB/XF 921

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	0800	C	MULTI-FAM	0		RMF-	112.00	210.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0800	C	MULTI-FAM	0			0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 04/11/2017 BY DF Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS