

BEG NW COR OF NE1/4 OF NW1/4, RU
S 420 FT, W W 659.07 FT, N 420 F
THE N 420 FT OF NW1/4 OF NW1/4 E

LOPEZ IVAN A REVOCABLE LIVING TRUST
2839 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

15-4S-17-08359-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	05	05
DOR CODE	5000 IMPROVED AG	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100		2,500	212,664
FEP	325	80		260	22,117
FGR	1,100	55		605	51,464
FOP	180	30		54	4,594

TOTALS	4,105			3,419	290,839
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
4	0210	GARAGE U	0	100	24	24	1.00	UT	0.00
5	0070	CARPORT UF	0	100	24	36	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.67
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.67

REVIEW DATE	04/25/2017	BY	BC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,419	116.8500	130.87	447,445	1979	1979	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2500 HX Base Yr													

2839 SE COUNTRY CLUB RD, LAKE CITY	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,700	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0070	CARPORT UF	0	100	24	36	1.00	UT	0.00	0.00	100	0	0	3	100	800	

TOTAL OB/XF														7,000	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00					
A-1	0.00	0.00	8.67	AC		1.00	1.00	1.00	281.00	281.00					
A-1	0.00	0.00	8.67	AC		1.00	1.00	1.00	9,000.00	9,000.00					

Total Acres:	9.67	Total Land Value:	6,936	Market:	78,030	Agricultural:	2,436	Common:	4,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		290,839			
TOTAL MARKET OB/XF VALUE		7,000			
TOTAL LAND VALUE - MARKET		82,530			
TOTAL MARKET VALUE		304,775			
SOH/AGL Deduction		137,042			
ASSESSED VALUE		167,733			
TOTAL EXEMPTION VALUE		55,722		HX HB WR	
BASE TAXABLE VALUE		112,011			
TOTAL JUST VALUE		380,369			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		380,369			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1234/0493	2/20/2012	QC	U	I	11	100	
GRANTOR: IVAN A LOPEZ (SURV TE							
GRANTEE: IVAN A LOPEZ TRUSTE							
0648/0381	4/01/1988	WD	Q	I		150,000	
GRANTOR: FOLLMAN VINCENT G &							
GRANTEE: LOPEZ IVAN A &							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS= W20 S34 W30 N9 FGR= N25W44S25 E44\$ W20 S35 E20 FOP= E30 N6 W30 S6\$ N6 E30 S6 E20 FEP= E13 N25 W13 S25\$ N60\$.																							