

NELMS JOSHUA BENJAMIN
3573 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

15-4S-17-08359-005

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		19	COMMON BRK 100							0100	01	1,731	121.4220	135.99	235,399	1976	1976	0	0	0	35.00	65.00	VALUATION BY								
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2022														Heated Area: 1428							
Roof Cover		14	PREFIN MT 100																					HX Base Yr 2022							
Interior Wall		05	DRYWALL 100																					Tax Group: 2							
Interior Floor		14	CARPET 90																					Tax Dist:							
Interior Floor		15	HARDTILE 10																					BUILDING MARKET VALUE							
Air Condition		03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE							
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET							
Bedrooms			3 100																					TOTAL MARKET VALUE							
Bathrooms			1.5 100																					SOH/AGL Deduction							
Frame		01	NONE 100																					ASSESSED VALUE							
Stories		1.	1. 100																					TOTAL EXEMPTION VALUE							
Architectual		05	CONV 100																					BASE TAXABLE VALUE							
Units			0 100																					TOTAL JUST VALUE							
Condition Adj		03	03 100																					NCON VALUE							
Kitchen Adjus		01	01 100																					INCOME VALUE							
Quality		05	05																					PREVIOUS YEAR MKT VALUE							
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	1,428	100		1,428	126,226																										
FCP	420	25		105	9,281																										
FOP	120	30		36	3,182																										
FST	140	55		77	6,806																										
USP	242	35		85	7,513																										
TOTALS		2,350			1,731	153,009																									
EXTRA FEATURES						3573 SE COUNTRY CLUB RD, LAKE CITY										BLD DATE				LGL DATE		04/10/2025		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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200															
3	0260	PAVEMENT - A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400															
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600															
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300															
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300															
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200															
LAND DESCRIPTION																		TOTAL OB/XF 3,800													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000														
2	5500	A	TIMBER 2	100		A-1	0.00	0.00	22.69	AC		1.00	1.00	1.00	449.00	449.00	10,188														
3	6200	A	PASTURE 3	100					15.00	AC		1.00	1.00	1.00	275.00	275.00	4,125														
4	9910	M	MKT. VAL. AG	100					38.69	AC		1.00	1.00	1.00	5,000.00	5,000.00	193,450														
REVIEW DATE		04/25/2017		BY	BC	Total Acres: 42.69		Total Land Value: 39,313		Market: 193,450		Agricultural: 14,313		Common: 25,000		PRINTED 05/13/2025 BY SYS															