COMM NW COR OF SE1/4 OF SW1/4, R
TO E R/W LINE CR-133, RUN S ALON
FT FOR POB, RUN E 1280.9 FT, S 7

WILLIS JOHN D/WILLIS BETH G
PO BOX 1546
LAKE CITY, FL 32056

2026

22-4S-17-08704-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

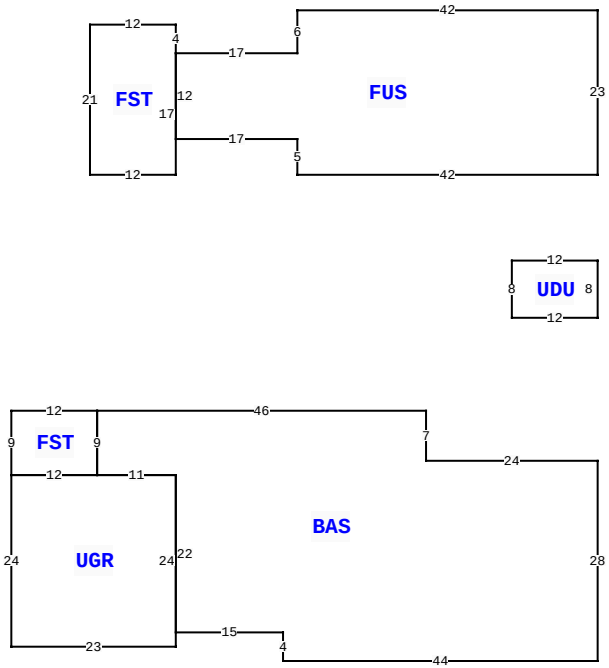
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	168,059
FST	108	55		59	5,121
FST	252	55		139	12,066
FUS	1,170	100		1,170	101,565
UDU	96	55		53	4,601
UGR	552	45		248	21,528
TOTALS	4,114			3,605	312,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,605	119.2409	133.55	481,448	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3106 HX Base Yr



4663 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,941
TOTAL MARKET OB/XF VALUE		29,616
TOTAL LAND VALUE - MARKET		125,220
TOTAL MARKET VALUE		354,140
SOH/AGL Deduction		119,541
ASSESSED VALUE		234,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,877
TOTAL JUST VALUE		467,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,777

SALE:1:1: FOR ONLY 5 ACRES - $3000/AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0704	1/27/1989	WD	U	I		15,000
GRANTOR: BREWIN J						
GRANTEE: WILLIS JOHN						
0399/0618	3/29/1978	WD	Q	I	01	11,727
GRANTOR: NITA JONES (WIDOW) &						
GRANTEE: JOHN D & BETH G WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N7 W46 FST= W12 S9 E12 N9$ S9 UGR= W12 S24 E23 N24 W11$ E11 S22 E15 S4 E44 N28$ PTR=N40 FUS= N23 W42 S6 W17 FST= N4 W12 S21 E12 N17$ S12 E17 S5 E42$ S40$ PTR=N20 UDU= N8 W12 S8 E12$ S20$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1979	1979	3	40	14,336	
4	0040	BARN,POLE	0	100	0	0	3,312.00	UT	2.50	2.50	100	0	0	3	100	8,280	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 29,616

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.87	AC		1.00	1.00	1.00	281.00	281.00	5,583							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.87	AC		1.00	1.00	1.00	6,000.00	6,000.00	119,220							

REVIEW DATE 05/26/2017 BY BC Total Acres: 20.87 Total Land Value: 11,583 Market: 119,220 Agricultural: 5,583 Common: 6,000 PRINTED 11/17/2025 BY SYS