

COMM SW COR OF NE1/4 OF SW1/4, R  
260.40 FT, N 195 FT FOR POB, RUN  
FT TO E R/W OF RD, RUN N 75 FT,

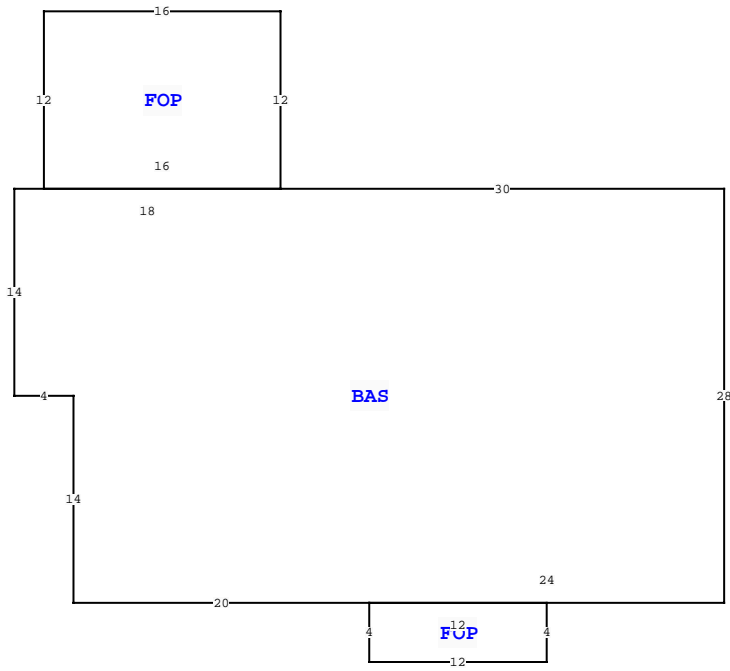
BISHOP MARY/GALLAGHER LINDA J  
5465 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025

**2025**

27-4S-17-08771-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
FOP	48	30	
FOP	192	30	
TOTALS	1,528		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2008		Heated Area: 1288					HX Base Yr 2008	



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,270
TOTAL MARKET OB/XF VALUE		1,193
TOTAL LAND VALUE - MARKET		9,451
TOTAL MARKET VALUE		120,914
SOH/AGL Deduction		55,287
ASSESSED VALUE		65,627
TOTAL EXEMPTION VALUE	HX HB WX SX	61,254
BASE TAXABLE VALUE		4,373
TOTAL JUST VALUE		120,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051264	Generator	0	10/25/2024
000042280	Remodel	5,603	07/08/2021
31535	MAINT/ALTR	30	10/22/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2264	9/29/2022	WD	U	I	11	100
GRANTOR: BISHOP MARY						
GRANTEE: BISHOP MARY						
1132/2637	10/04/2007	WD	Q	I		80,000
GRANTOR: ALICE B DANIELS						
GRANTEE: MARY BISHOP						

EXTRA FEATURES		5465 SE COUNTRY CLUB RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0294	SHED WOOD/	0 100
2	0070	CARPORT UF	0 100
3	0070	CARPORT UF	0 100
4	0120	CLFENCE 4	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025	MLU	

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	0294	SHED WOOD/	0 100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	397	
2	0070	CARPORT UF	0 100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	259	
3	0070	CARPORT UF	0 100	11	18	1.00	UT	0.00	0.00	100	0	0	3	100	237	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 FOP= N12 W16 S12 E16\$ W18 S14 E4 S14 E20 FOP= S4 E12 N4 W12\$ E24 N28 \$.	

LAND DESCRIPTION		TOTAL OB/XF 1,193																						
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	0.43	AC		1.00	1.00	1.57	14,000.00	21,980.00	9,451							