COMM SW COR OF NE1/4 OF SW1/4,
RUN N 485 FT, E 50.04 FT FOR
POB, RUN E 229.75 FT, N 80 FT,

DREW SHALIMAR LYNN
5503 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

27-4S-17-08776-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

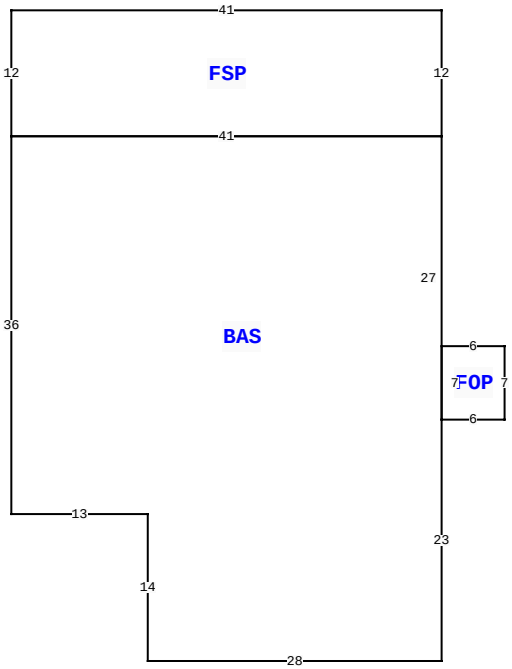
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100		1,868	146,068
FOP	42	30		13	1,017
FSP	492	40		197	15,404
TOTALS	2,402			2,078	162,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	107.4150	120.30	249,983	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1868 HX Base Yr 2010



5503 SE COUNTRY CLUB RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,489
TOTAL MARKET OB/XF VALUE		10,929
TOTAL LAND VALUE - MARKET		32,704
TOTAL MARKET VALUE		206,122
SOH/AGL Deduction		83,602
ASSESSED VALUE		122,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,798
TOTAL JUST VALUE		206,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,122

XFOB:3:1: ELCON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/2670	7/16/2015	WD	U	I	30	100
GRANTOR: EDNA MUNRO, LAMAR MUN						
GRANTEE: SHALIMAR LYNN DREW						
1193/1619	4/29/2010	PB	U	I	11	0
GRANTOR: CLERK OF COURT- PROB						
GRANTEE: SHALIMAR LYNN DREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S36 E13 S14 E28 N23 FOP= E6 N7 W6 S7$ N27$ FSP= N12 W41 S12 E41$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	449	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	

TOTAL OB/XF 7,449

LAND DESCRIPTION

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	0.44	AC		1.00	1.00	1.40	14,000.00	19,600.00	8,624							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.72	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,080							

REVIEW DATE 06/23/2017 BY DF Total Acres: 2.16 Total Land Value: 32,704 Market: 0 Agricultural: 0 Common: 32,704 PRINTED 10/02/2025 BY SYS

COMM SW COR OF NE1/4 OF SW1/4,
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POB, RUN E 229.75 FT, N 80 FT,

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LAKE CITY, FL 32025

2026

27-4S-17-08776-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	27417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	100	2009	2009	3	100	2,880	
12	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
13	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,480

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

REVIEW DATE 06/23/2017 BY DF Total Acres: 2.16 Total Land Value: 32,704 Market: 0 Agricultural: 0 Common: 32,704 PRINTED 10/02/2025 BY SYS