

LOT 4 BLOCK 1 GOLF MANOR S/D.
557-367, 712-753, 745-1907, 863-

WAGNER DUSTIN R/WAGNER TANYA L
604 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

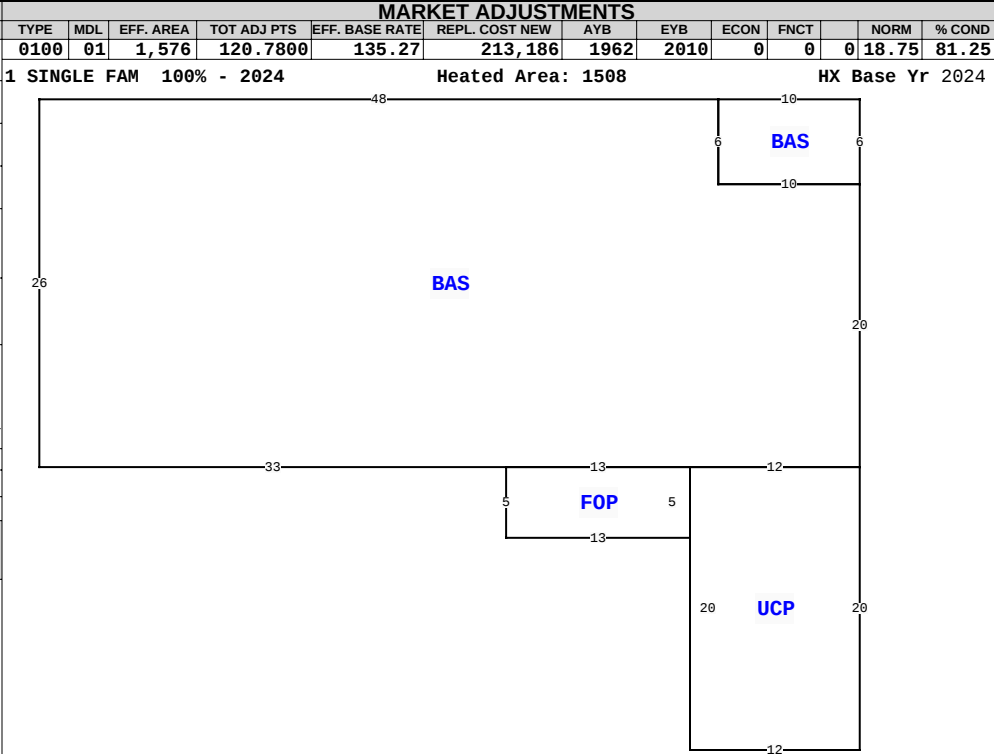
2026

33-3S-17-06752-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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			07
NEIGHBORHOOD/LOC		33317.140 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	6,594
BAS	1,448	100		1,448	159,145
FOP	65	30		20	2,198
UCP	240	20		48	5,276



604 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022	100
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 3,800														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,214	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		195,514	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,514	
TOTAL EXEMPTION VALUE		HX HB 13	195,514
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		195,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,178	

SALE:3:1: \$.55 STAMPS ON DEED
SALE:2:1: \$.55 STAMPS - COURT ORDER
SALE:1:1: LOT 4 BLK 1 GOLF CLUB MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1490/1311	5/12/2023	WD	Q	I	01	220,000	
GRANTOR: OBCUBE LLC							
GRANTEE: WAGNER DUSTIN R							
1487/1215	2/09/2023	WD	U	I	11	100	
GRANTOR: T. JERNIGAN LLC							
GRANTEE: OBCUBE LLC							

BUILDING NOTES														

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W48 S26 E33 E13 E12 N20 W10 N6 \$
UCP=[ORIG=-2,26] S20 E12 N20 W12 \$
BAS=[ORIG=10,6] N6 W10 S6 E10 \$
FOP=[ORIG=-15,26] S5 E13 N5 W13 \$
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