

LOT 5 BLOCK 1 GOLF MANOR S/D.
485-593, DC 884-608, 884-609, WD

CARMAN SEAN P/BRIGGS CHRISTA P
620 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

33-3S-17-06753-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,248	100		1,248	140,649
FCP	190	25		48	5,409
UOP	25	20		5	564
UST	70	45		32	3,607
TOTALS	1,533			1,333	150,229

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,333	115.0000	128.80	171,690	1962	2015	0	0	12.50	87.50

1 SINGLE FAM 100% - 2022Heated Area: 1248HX Base Yr 2022

UST

FCP

BAS

UOP

38

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023MLU

620 SE COUNTRY CLUB RD, LAKE CITY					XF DATE INC DATE					LAND DATE AG DATE		04/21/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	1999	1999	3	100	300				
1.00	UT	0.00	0.00	100	2012	2012	3	100	150				
1.00	UT	0.00	0.00	100	2012	2012	3	100	50				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		150,229	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		169,229	
SOH/AGL Deduction		19,465	
ASSESSED VALUE		149,764	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		99,042	
TOTAL JUST VALUE		169,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048224	Remodel	16,987	09/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/2140	4/12/2021	WD	Q	I	01	139,000
GRANTOR: MURPHY ANDREW A JR						
GRANTEE: CARMAN SEAN P						
1370/1007	10/09/2018	WD	Q	I	01	110,000
GRANTOR: DEAN W & SWAWNA L WIN						
GRANTEE: ANDREW A MURPHY JR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 UST= W10 S7 E10 N7\$ S7 FCP= W10 S19 E10 N19 \$ S19 E10 UOP= S5 E5 N5 W5\$ E38 N26\$.											