LOT 5 BLOCK 1 COUNTRY CLUB ESTAT

475-284, 651-028, LE 1175-1513,

LUU TO-LINH TRUONG
11175 NW 31ST RD
GAINESVILLE, FL 32606

2026

34-3S-17-07102-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

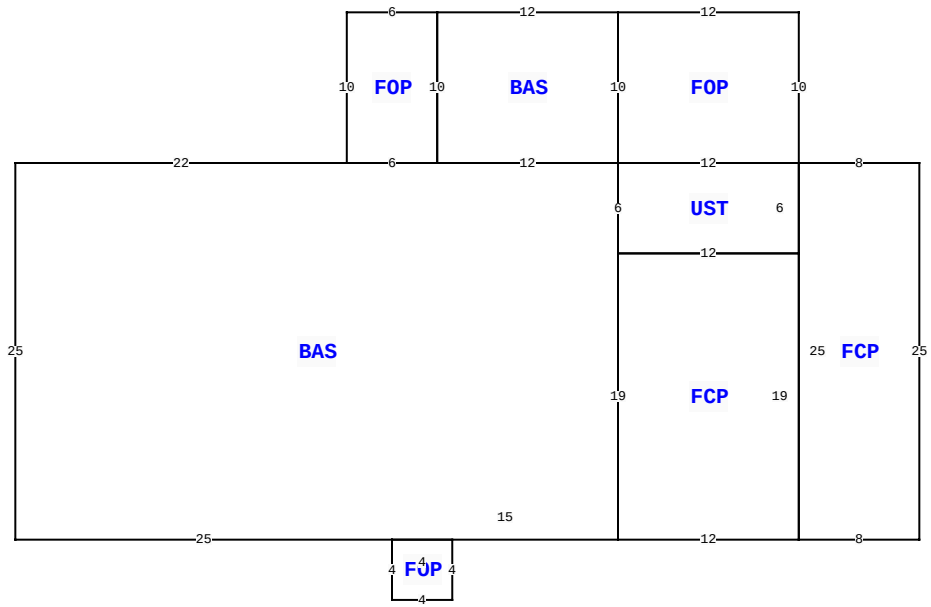
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	10,702
BAS	1,000	100		1,000	89,180
FCP	200	25		50	4,459
FCP	228	25		57	5,083
FOP	16	30		5	446
FOP	60	30		18	1,606
FOP	120	30		36	3,210
UST	72	45		32	2,854
TOTALS	1,816			1,318	117,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	122.5000	137.20	180,830	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1120 HX Base Yr



346 SE DEFENDER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,540
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	137,540
SOH/AGL Deduction	0
ASSESSED VALUE	137,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,540
TOTAL JUST VALUE	137,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1175/1513	6/19/2009	QC	U	I	11	100
GRANTOR: TO-LINH TRUONG LUU(LI						
GRANTEE: SUE-WEI LUU(REMAIND						
0651/0028	4/29/1988	WD	Q	I		34,500
GRANTOR: DICECCO JAMES						
GRANTEE: LUU DI-HUYEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S25 E25 FOP= S4 E4 N4 W4$ E15 FCP= E12 FCP= E8 N25 W8 S25$ N19 W12 S19$ N19 UST= E12 N6 W12 S6 $ N6 FOP= E12 N10 W12 S10$ BAS= N10 W12 S10 E12$ W12 FOP= N10 W6 S10 E6$ W6$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0		RSF-2	80.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/18/2017 BY BC Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS