

LOT 7 BLOCK 1 COUNTRY CLUB ESTAT
LE 1231-873, DC 1261-2173,

ALLEN JOAN BRINSON
197 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07104-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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		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
		06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	99,603
FCP	204	25		51	4,601
FOP	20	30		6	541
FST	72	55		40	3,609
TOTALS	1,400			1,201	108,354

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-	2110.00	127.00	1.00

REVIEW DATE 01/18/2017 BY BC

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,201	123.9300	138.80	166,699	1962	1962	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 1104 HX Base Yr 2014											
197 SE GOLF CLUB AVE, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
1,500											

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1,500											

Total Acres: 0.32 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		108,354	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		20,905	
TOTAL MARKET VALUE		130,759	
SOH/AGL Deduction		62,234	
ASSESSED VALUE		68,525	
TOTAL EXEMPTION VALUE		43,525	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		130,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1231/0873	3/08/2012	QC	U	I	14	100	
GRANTOR: VIRGIE BRINSON (UNREM)							
GRANTEE: JOAN BRINSON ALLEN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W50 FST= N3 W12 S6 E12 N3\$ S3 FCP= W12 S17 E12 N17\$ S17 E19 FOP= S4 E5 N4 W5\$ E5 S4 E26 N24\$.											

TOTAL OB/XF											
1,500											

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