

LOT 6 BLOCK 2 COUNTRY CLUB ESTAT
QC-1078-117, DC 1217-661,

CASON ROSE MARIE
472 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2026

34-3S-17-07113-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	22	PRECAST PN 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	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
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NEIGHBORHOOD/LOC	34317.070	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	128,408
FCP	252	25		63	5,448
FOP	32	30		10	865
FSP	240	40		96	8,301
FST	72	55		40	3,459

TOTALS	2,081			1,694	146,479
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
4	0296	SHED METAL	0	100	6	10	1.00	UT	0.00	0.00	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
7	0166	CONC, PAVMT	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	CONSRV
1	0100	C	SFR	100		RSF-2	90.00	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	1,694	118.7760	133.03	225,353	1966	1966	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 0

Heated Area: 1485

HX Base Yr

The floor plan shows a large rectangular area labeled 'BAS' (Basement) with dimensions 53 by 27. To the right of the BAS area is a vertical strip labeled 'FST' (Front Yard) with dimensions 6 by 12. Below the BAS area is a horizontal strip labeled 'FSP' (Side Yard) with dimensions 4 by 8. To the right of the FST area is a vertical strip labeled 'FCP' (Front Corner Pad) with dimensions 6 by 21. The overall dimensions of the lot are 25 by 30.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		146,479	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		166,679	
SOH/AGL Deduction		82,337	
ASSESSED VALUE		84,342	
TOTAL EXEMPTION VALUE		HX HB WX SX 84,342	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		166,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		166,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050304	Solar Power Syste	10,184	07/09/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W2 FSP= N12 W20 S12 E20\$ W53 S27 E25 FOP= S4E8 N4 W8\$ E30 FCP= E12 N21 W12 S21\$ N21 FST= E12 N6 W12 S6 \$ N6\$.											