LOT 3 BLOCK 3 COUNTRY CLUB ESTAT
DC 1364-182, PB 1364-1529, WD 14

WELCH JENNIE
449 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07130-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

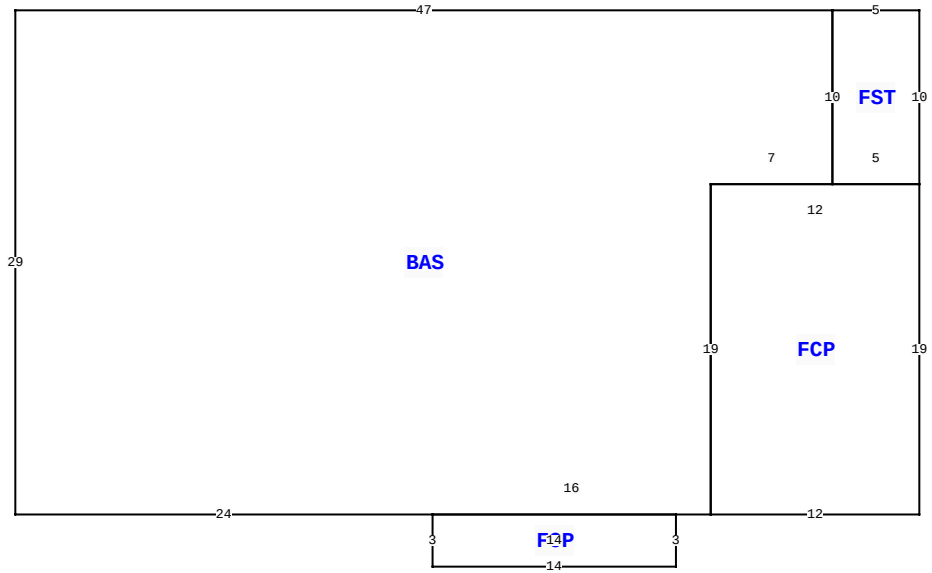
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,230	100		1,230	153,366
FCP	228	25		57	7,107
FOP	42	30		13	1,621
FST	50	55		28	3,491
TOTALS	1,550			1,328	165,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	131.5600	147.35	195,681	1963	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2025 Heated Area: 1230 HX Base Yr 2025



449 SE GOLF CLUB AVE, 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		165,585
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		184,385
SOH/AGL Deduction		0
ASSESSED VALUE		184,385
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,663
TOTAL JUST VALUE		184,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/2188	3/20/2024	WD	Q	I	01	190,000
GRANTOR: STARLING ADAM CASEY						
GRANTEE: WELCH JENNIE						
1493/644	6/16/2023	QC	U	I	11	100
GRANTOR: STARLING ADAM CASEY						
GRANTEE: STARLING ADAM CASEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S29 E24 FOP= S3 E14N3 W14$ E16 FCP= E12 N19 W12 S19$ N19 E7 FST= E5 N10 W5 S10$ N10$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	100		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 03/26/2024 BY TP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS