

LOT 10 BLOCK 7 COUNTRY CLUB ESTA
910-2270, DC 1325-1548, CT 1339-

DROW MICHAEL AARON
449 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07166-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 60
Interior Floor	13	LAM/VNLPLK 40
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
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

NEIGHBORHOOD/LOC 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100		1,381	111,596
FCP	228	25		57	4,606
FOP	25	30		8	647

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,446	111.0000	124.32	179,767	1963	1963	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 1381 HX Base Yr 2026											
BAS											
FCP											
FOP											

TOTALS 1,634 1,446 116,849

EXTRA FEATURES

L N	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	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	990	
4	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

449 SE DEFENDER DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 2										Tax Dist:										
BUILDING MARKET VALUE										116,849										
TOTAL MARKET OB/XF VALUE										2,790										
TOTAL LAND VALUE - MARKET										18,500										
TOTAL MARKET VALUE										138,139										
SOH/AGL Deduction										0										
ASSESSED VALUE										138,139										
TOTAL EXEMPTION VALUE										HX HB 50,722										
BASE TAXABLE VALUE										87,417										
TOTAL JUST VALUE										138,139										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										138,139										