LOT 6 BLOCK 8 COUNTRY CLUB ESTAT

658-804, 856-1304, WD 1111-1805,

HUGGINS DANA PICKENS
196 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07175-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

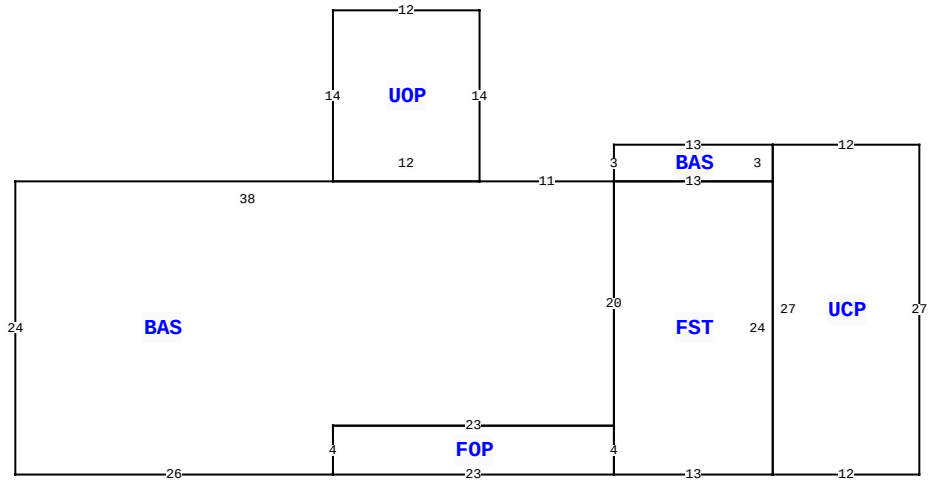
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	39	100		39	3,294
BAS	1,084	100		1,084	91,541
FOP	92	30		28	2,365
FST	312	55		172	14,525
UCP	324	20		65	5,489
UOP	168	20		34	2,871
TOTALS	2,019			1,422	120,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	116.0000	129.92	184,746	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1123 HX Base Yr 2017



196 SE GOLF CLUB AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,085
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		9,317
TOTAL MARKET VALUE		131,502
SOH/AGL Deduction		57,266
ASSESSED VALUE		74,236
TOTAL EXEMPTION VALUE	HX HB WX	54,236
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		131,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,502

SALE:1:1: LOT 6 BLK B COUNTRY CLUB ESTATES RE-PLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050450	Electrical Servic	0	07/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0559	7/25/2016	WD	U	I	12	54,900
GRANTOR: COLONY BANK						
GRANTEE: CARL ALLEN & DANA P						
1314/0535	4/29/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (HUGGI						
GRANTEE: COLONY BANK						

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	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N14 W12 S14 E12$ W38 S24 E26 FOP= E23 N4 W23 S4$ N4 E23 FST= S4 E13 UCP= E12 N27 W12 S27 $ N24 BAS= N3 W13 S3 E13$ W13 S20$N20$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		RO	121.00	110.00	13,310.00	SF		1.00	1.00	0.70	1.00	0.70	9,317							

REVIEW DATE 02/11/2025 BY TW Total Acres: 0.31 Total Land Value: 9,317 Market: 0 Agricultural: 0 Common: 9,317 PRINTED 11/19/2025 BY SYS