LOT 11 BLOCK 8 COUNTRY CLUB ESTA
708-400,PB 1087-2586, WD 1087-26

TSW PROPERTIES LLC
894 SE GABE ST
LAKE CITY, FL 32024

2026

34-3S-17-07180-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

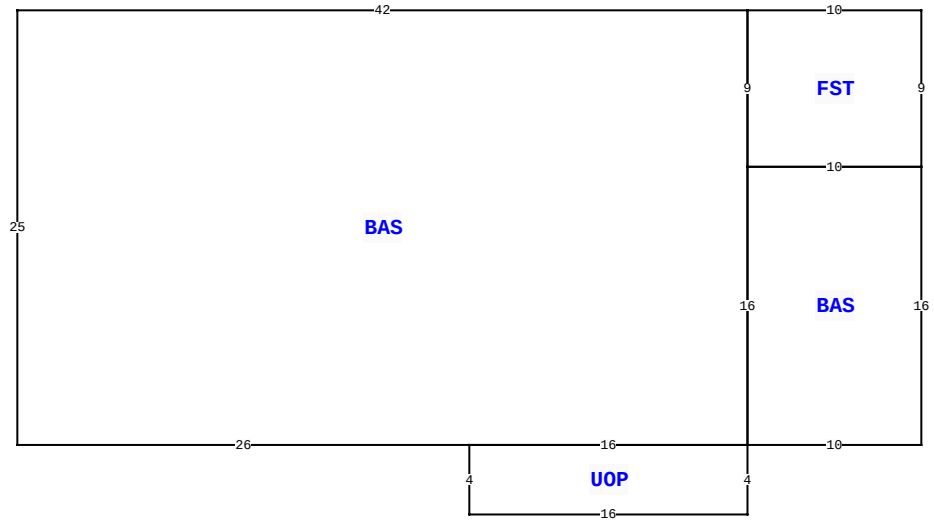
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	160	100		160	12,528
BAS	1,050	100		1,050	82,214
FST	90	55		50	3,915
UOP	64	20		13	1,018
TOTALS	1,364			1,273	99,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	107.5500	120.46	153,346	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1210 HX Base Yr



309 SE COUNTRY CLUB RD, 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	99,675
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	118,475
SOH/AGL Deduction	1,106
ASSESSED VALUE	117,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,369
TOTAL JUST VALUE	118,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1338/1003	6/01/2017	WD	U	I	39	135,000
GRANTOR: THE RICE FAMILY LIVIN						
GRANTEE: TSW PROPERTIES LLC						
1087/2626	6/23/2006	WD	Q	I		58,000
GRANTOR: MARJIE WOZNIAK						
GRANTEE: AGNES M RICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E26 UOP= S4 E16 N4 W16$ E16 BAS= E10 N16 W10 S16$ N16 FST= E10 N9 W10 S9$ N9$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	0	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

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	0		RSF-2	80.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/23/2017 BY DF Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS