

LOT 12 BLOCK 10 COUNTRY CLUB EST  
ORB 311-663, 670-212, 764-748, 7

PRINGLE MICHAEL W/PRINGLE STACI R  
321 SE GOLF CLUB AVE  
LAKE CITY, FL 32025

2026

34-3S-17-07204-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 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         |
| 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 |
| BAS              | 1,852              | 100         |
| FCP              | 304                | 25          |
| FOP              | 48                 | 30          |
| FST              | 112                | 55          |
| TOTALS           | 2,316              |             |
|                  |                    | 2,004       |
|                  |                    | 160,037     |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 2,004     | 109.6920    | 122.86         | 246,211        | 1961 | 1961 | 0    | 0    | 35.00 | 65.00  |

1 SINGLE FAM 100% - 2020

Heated Area: 1852

HX Base Yr 2020

Diagram labels: BAS, FST, FCP, FOP. Dimensions: 18, 22, 26, 12, 16, 19, 31, 25, 8, 6, 8.

321 SE GOLF CLUB AVE, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/21/2023 |
| INC DATE |  | AG DATE   | MLU        |

| 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 |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 |
| 2              | 0296       | SHED METAL  | 0   | 100 | 14 | 16 | 1.00  | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 |
| 3              | 0294       | SHED WOOD/  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 |
| 4              | 0294       | SHED WOOD/  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00  | 0.00           | 100       | 2012    | 2012        | 3 |
| 5              | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00  | 0.00           | 100       | 2012    | 2012        | 3 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-2    | 94.00 | 127.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |

TOTAL OB/XF

2,400

| UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 18,500.00  | 18,500.00      | 18,500     |                             |      |         |      |     |    |        |

COLUMBIA COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

160,037

TOTAL MARKET OB/XF VALUE

2,400

TOTAL LAND VALUE - MARKET

18,500

TOTAL MARKET VALUE

180,937

SOH/AGL Deduction

58,138

ASSESSED VALUE

122,799

TOTAL EXEMPTION VALUE

HX HB

BASE TAXABLE VALUE

72,077

TOTAL JUST VALUE

180,937

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

180,937

SALE:4:1: LOT 12 BLK 10 COUNTRY CLUB EST REPLAT.

SALE:3:1: \$.70 STAMPS

SALE:2:1: LOT 12 BLK 10 COUNTRY CLUB ESTATES REPLA

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000050721

Roof Replacement

15,748

09/03/2024

30372

MAINT/ALTR

45

08/14/2012

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1383/2640

5/03/2019

WD Q

I

01

120,000

GRANTOR: NICHOLAS A ADAMCEWICZ

GRANTEE: MICHAEL W & STACI R

1354/2398

2/21/2018

CT U

I

18

56,600

GRANTOR: CLERK OF COURT

GRANTEE: NICHOLAS A ADAMCEWI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N22 W18 S22 W26 S26 E25 FOP= S6 E8 N6 W8\$ E31 FCP= E16 N19 W16 S19\$ N19 FST= E16 N7W16 S7\$ N7\$.