

LOT 13 BLOCK 10 COUNTRY CLUB EST
DC 873-849, PB 1348-86, PB 1362-

WATTS BARBARA/BODIFORD DARYL
303 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07205-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	06	VINYL ASB 100
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		04 04			
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, 430	100		1, 430	111, 614
FCP	240	25		60	4, 683
FOP	48	30		14	1, 093
FST	72	55		40	3, 122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	67	0	0	1.00	UT	0.00	0.00	
2	0258	PATIO	0	67	0	0	1.00	UT	0.00	0.00	
3	0120	CLFENCE 4	0	67	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	67		RSF-2	94.00	127.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,544	107.2170	120.08	185,404	1967	1967	0	0	0 35.00	65.00
1 SINGLE FAM 67% - 2024 Heated Area: 1430 HX Base Yr 2023											
303 SE GOLF CLUB AVE, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
650											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				120,513			
TOTAL MARKET OB/XF VALUE				650			
TOTAL LAND VALUE - MARKET				18,500			
TOTAL MARKET VALUE				139,663			
SOH/AGL Deduction				2,558			
ASSESSED VALUE				137,105			
TOTAL EXEMPTION VALUE				HA HAB		50,722	
BASE TAXABLE VALUE				86,383			
TOTAL JUST VALUE				139,663			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				139,663			