LOT 14 BLOCK 10 COUNTRY CLUB
ESTATES REPLAT S/D.
311-106, 781-1229, 907-1150,

CHISLUM DEBORAH
285 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07206-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

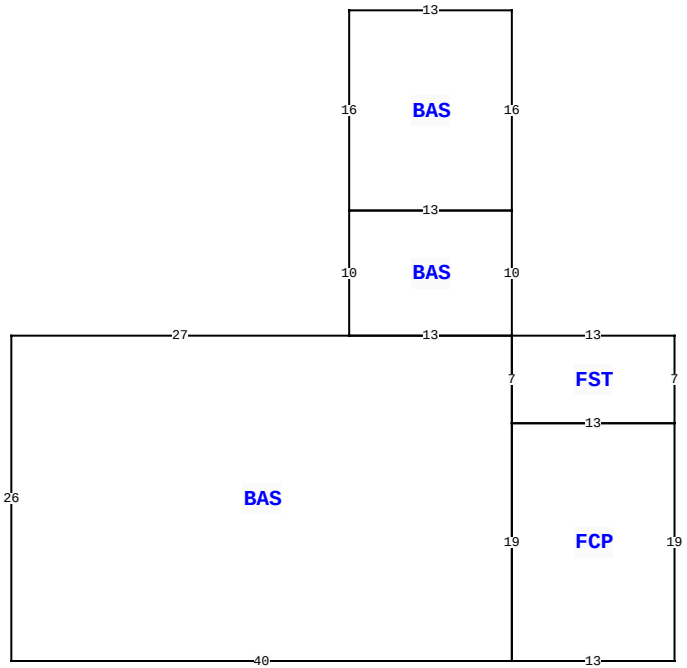
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	12,610
BAS	208	100		208	20,176
BAS	1,040	100		1,040	100,880
FCP	247	25		62	6,014
FST	91	55		50	4,850
TOTALS	1,716			1,490	144,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,490	125.9700	141.09	210,224	1962	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2019 Heated Area: 1378 HX Base Yr 2019



285 SE GOLF CLUB AVE, 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		144,529
TOTAL MARKET OB/XF VALUE		2,225
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		165,254
SOH/AGL Deduction		43,638
ASSESSED VALUE		121,616
TOTAL EXEMPTION VALUE	HX HB 13	121,616
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		165,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053034	Remodel	7,000	05/06/2025
000048539	Roof Replacement	14,500	10/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2684	8/03/2018	WD	Q	I	01	119,000
GRANTOR: KRISTEN LEE						
GRANTEE: DEBORAH CHISLUM						
1330/2770	2/13/2017	WD	U	I	30	100
GRANTOR: ERNEST W LEE						
GRANTEE: KRISTEN LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S26 E40 FCP= E13 N19 W13 S19$ N19 FST= E13 N7 W13 S7$ N7 BAS= N10 BAS= N16 W13 S16 E13$ W13 S10 E13$ W13$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	75	1993	1993	3	75	225	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 2,225

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-2	94.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/15/2023 BY JS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS