LOT 15 BLOCK 10 COUNTRY CLUB ESTATES REPLAT S/D. WD 1362-1617

BAKER JENNIFER LAURIE CROSBY/BAKER JUSTIN DOUGLAS
267 SE GOLF CLUB AVE
LAKE CITY, FL 32025

**2026**

**34-3S-17-07207-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

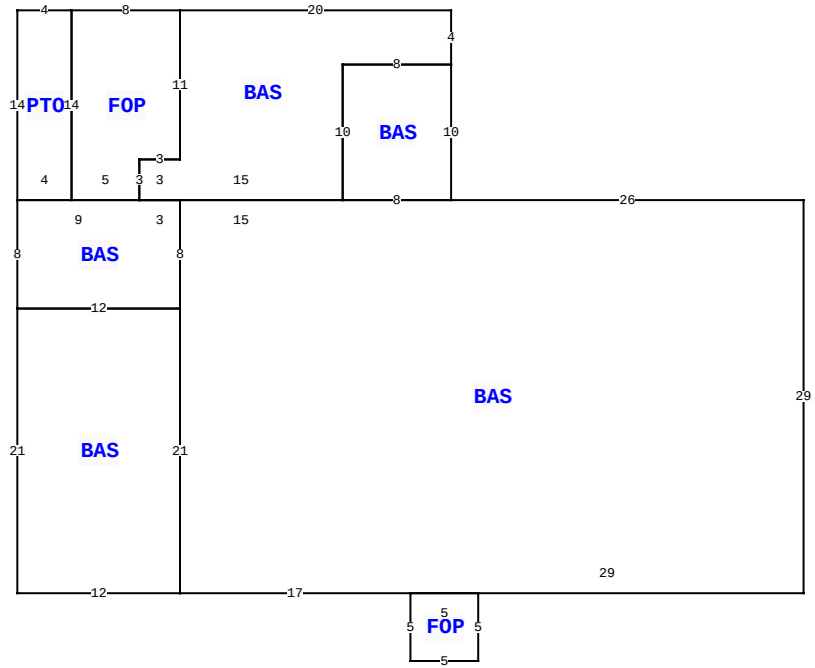
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 80 | 100 | | 80 | 6,919 |
| BAS | 96 | 100 | | 96 | 8,303 |
| BAS | 209 | 100 | | 209 | 18,077 |
| BAS | 252 | 100 | | 252 | 21,795 |
| BAS | 1,334 | 100 | | 1,334 | 115,376 |
| FOP | 25 | 30 | | 8 | 692 |
| FOP | 103 | 30 | | 31 | 2,681 |
| PTO | 56 | 5 | | 3 | 259 |
| TOTALS | 2,155 | | | 2,013 | 174,102 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,013 | 118.8000 | 133.06 | 267,850 | 1967 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1971 HX Base Yr 2019




267 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 | | 174,102 |
| TOTAL MARKET OB/XF VALUE | | 1,700 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 194,302 |
| SOH/AGL Deduction | | 68,609 |
| ASSESSED VALUE | | 125,693 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 74,971 |
| TOTAL JUST VALUE | | 194,302 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 194,302 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053933 | Generator | | 08/28/2025 |
| 13991 | ADDN SFR | 121 | 05/11/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1362/1617 | 6/15/2018 | WD | Q | I | 01 | 130,000 |
| GRANTOR: RONNIE C & JUNE L TOL | | | | | | |
| GRANTEE: JENNIFER CROSBY & J | | | | | | |
| 0525/0236 | 11/01/1983 | WD | Q | I | | 34,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 BAS= N10 W8 S10 E8$ W8 BAS= N10 E8 N4 W20 S11W3 S3 E15$ W15 FOP= N3 E3 N11 W8 PTO= W4 S14 E4 N14$ S14 E5$ BAS= W9 S8 E12 N8 W3$ E3 S8 BAS= W12 S21 E12 N21$ S21 E17FOP= S5 E5 N5 W5$ E29 N29$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 800 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 6 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 300 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,700

| 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 | | 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 01/30/2017 BY BC Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS