LOT 4 BLOCK 11 COUNTRY CLUB ESTA
REPLAT S/D.

HALLAM TALATHIA NICHOLE
587 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

**2026**

**34-3S-17-07216-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

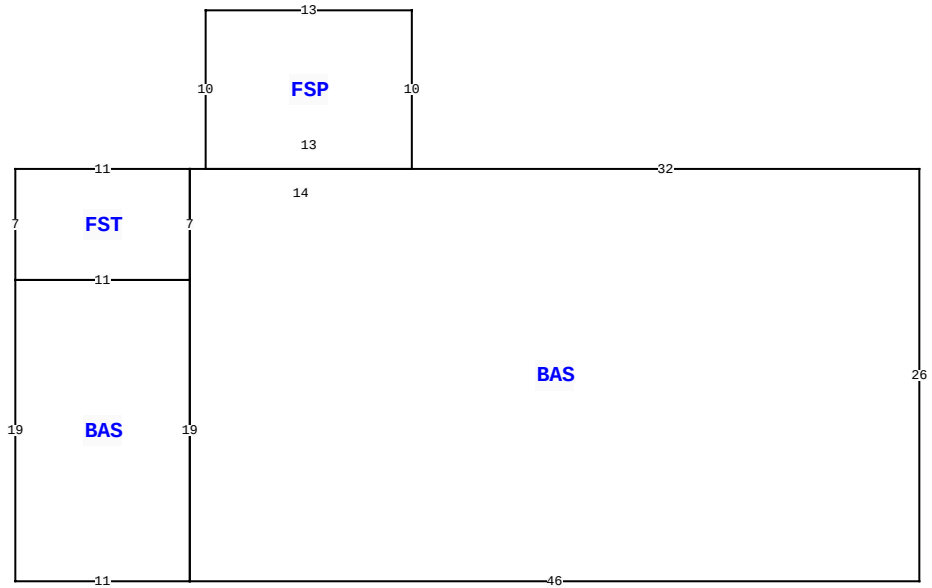
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 209 | 100 | | 209 | 21,877 |
| BAS | 1,196 | 100 | | 1,196 | 125,188 |
| FSP | 130 | 40 | | 52 | 5,443 |
| FST | 77 | 55 | | 42 | 4,396 |
| TOTALS | 1,612 | | | 1,499 | 156,903 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,499 | 116.8200 | 130.84 | 196,129 | 1966 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1405 HX Base Yr 2020




587 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 | | 156,903 |
| TOTAL MARKET OB/XF VALUE | | 600 |
| TOTAL LAND VALUE - MARKET | | 20,905 |
| TOTAL MARKET VALUE | | 178,408 |
| SOH/AGL Deduction | | 50,290 |
| ASSESSED VALUE | | 128,118 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 77,396 |
| TOTAL JUST VALUE | | 178,408 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,369 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1390/0630 | 6/28/2019 | WD | Q | I | 01 | 124,900 |
| GRANTOR: CHRISTOPHER & REBECCA | | | | | | |
| GRANTEE: TALATHIA NICHOLE HA | | | | | | |
| 1378/2596 | 2/25/2019 | WD | Q | I | 01 | 70,000 |
| GRANTOR: MICHAEL SCHLINK | | | | | | |
| GRANTEE: CHRISTOPHER & REBEC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W32 FSP= N10 W13 S10 E13$ W14 FST= W11 S7 E11N7$S7 BAS= W11 S19 E11 N19$S19 E46 N26$.

### 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 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 9 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |

### LAND DESCRIPTION

TOTAL OB/XF 600

| 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 | 90.00 | 143.00 | 1.00 | LT | | 1.00 | 1.00 | 1.13 | 18,500.00 | 20,905.00 | 20,905 | | | | | | | |

REVIEW DATE 01/30/2017 BY DF Total Acres: 0.30 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/18/2025 BY SYS