LOT 5 & 6 BLOCK 11 COUNTRY
CLUB ESTARES REPLAT.
ORB 289-343, 397-341, 854-2274

BROWN SHANETTE A
619 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

34-3S-17-07216-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

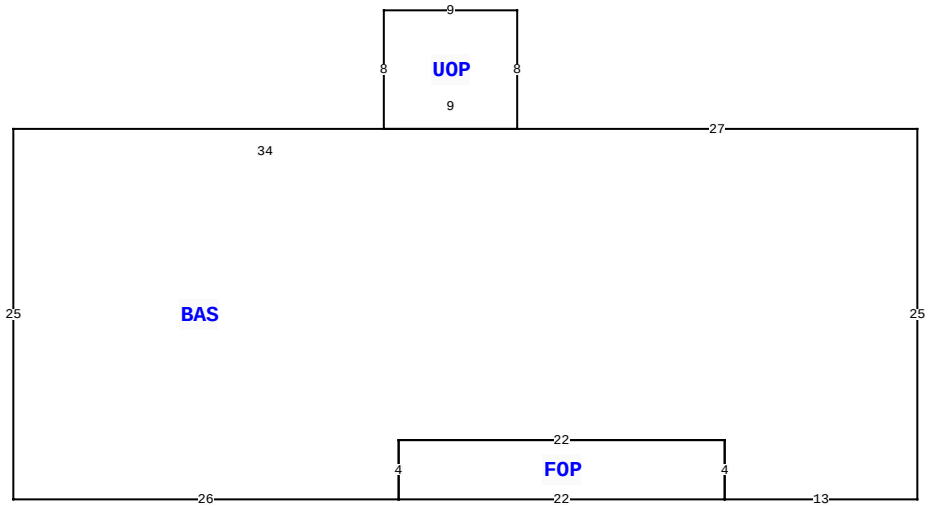
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100		1,437	128,114
FOP	88	30		26	2,318
UOP	72	20		14	1,248
TOTALS	1,597			1,477	131,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,477	122.4630	137.16	202,585	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1437 HX Base Yr 2003



619 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		131,680
TOTAL MARKET OB/XF VALUE		560
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		161,840
SOH/AGL Deduction		85,770
ASSESSED VALUE		76,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,348
TOTAL JUST VALUE		161,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0907/0109	5/24/2000	WD	Q	I		54,900
GRANTOR: CENDANT MTG CORP						
GRANTEE: SHANETTE A BROWN						
0880/1149	4/29/1999	WD	Q	I		0
GRANTOR: CLERK OF COURT						
GRANTEE: CENDANT MTG CORP (F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N8 W9 S8 E9$ W34 S25 E26 FOP= E22 N4 W22 S4$ N4 E22 S4 E13 N25$.

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	200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 560

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	121.00	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							

REVIEW DATE 01/30/2017 BY BC Total Acres: 0.25 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 11/18/2025 BY SYS