

LOT 8 BLOCK 11 COUNTRY CLUB ESTA
554-24, 798-1370, WD 1035-691, W

BOOZER WILLIAM J/BOOZER MARILEE S
657 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

34-3S-17-07218-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 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
Architectural Units	05	CONV 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	1,265	100		1,265	110,091
FCP	300	25		75	6,527
FOP	86	30		26	2,263
FSP	144	40		58	5,048
TOTALS	1,795			1,424	123,928

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,424	119.5440	133.89	190,659	1967	1980		0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 1265 HX Base Yr 2021												
657 SE COUNTRY CLUB RD, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
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LAND DESCRIPTION										TOTAL OB/XF						1,800		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	0100	C	SFR	100		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00		

COLUMBIA COUNTY PROPERTY												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										123,928		
TOTAL MARKET OB/XF VALUE										1,800		
TOTAL LAND VALUE - MARKET										18,500		
TOTAL MARKET VALUE										144,228		
SOH/AGL Deduction										63,954		
ASSESSED VALUE										80,274		
TOTAL EXEMPTION VALUE										50,722		
BASE TAXABLE VALUE										29,552		
TOTAL JUST VALUE										144,228		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										144,228		

SALE:1:1: LOT 8 BLK 11 COUNTRY CLUB ESTATES REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050730	Roof Replacement	10,750	09/04/2024
000039376	Remodel	4,149	05/11/2021
39376	REMODEL	0	03/02/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1404/1380	1/29/2020	WD	Q	I	01	103,000	
GRANTOR: JOHN H STANFORD							
GRANTEE: WILLIAM J & MARILEE							
1035/0691	12/21/2004	WD	Q	I		68,000	
GRANTOR: KAREN L NITZKY							
GRANTEE: JOHN H STANFORD							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W43 FSP= W12 S12 E12 N12\$ S12 W12 S12 FCP= S15 E20N15 W20\$ E20 FOP= S5 E14 N9 W4 S4 W10\$ E10 N4 E4 S9 E21 N29\$.												