LOT 3 BLOCK 12 COUNTRY CLUB ESTA
162-88, LE 1471-344, PB 1475-999

CHIN-FRANCOIS MARY/JEAN-FRANCOIS LESLY
262 SE GOLF AVE
LAKE CITY, FL 32025

2026

34-3S-17-07226-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

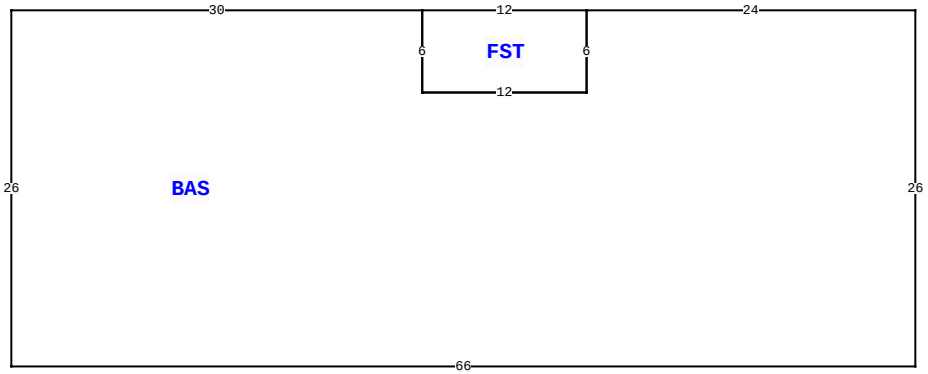
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,644	100		1,644	133,596
FST	72	55		40	3,251
TOTALS	1,716			1,684	136,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	111.6220	125.02	210,534	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1644 HX Base Yr



262 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	136,847
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	156,897
SOH/AGL Deduction	0
ASSESSED VALUE	156,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,897
TOTAL JUST VALUE	156,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054026	Roof Replacement	12,000	09/10/2025
000053035	Remodel	2,700	05/06/2025
000048595	Electrical Servic	0	11/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/1237	8/02/2023	WD	Q	I	01	157,000
GRANTOR: HARKLEROAD MARK						
GRANTEE: CHIN-FRANCOIS MARY						
1471/344	7/11/2022	LE	U	I	14	100
GRANTOR: HARKLEROAD FRANCES G						
GRANTEE: HARKLEROAD MARK ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FST= W12 S6 E12 N6$S6 W12 N6 W30 S26 E66 N26$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	0	7	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	0		RSF-2	82.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS