LOT 4 BLOCK 12 COUNTRY CLUB ESTA
ORB 895-2505, CORR DEED IN 896-8

HARTZOG JOHN M/HARTZOG SAMANTHA N
276 SE GOLF CLUB AVE
LAKE CITY, FL 32025-6371

2026

34-3S-17-07227-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

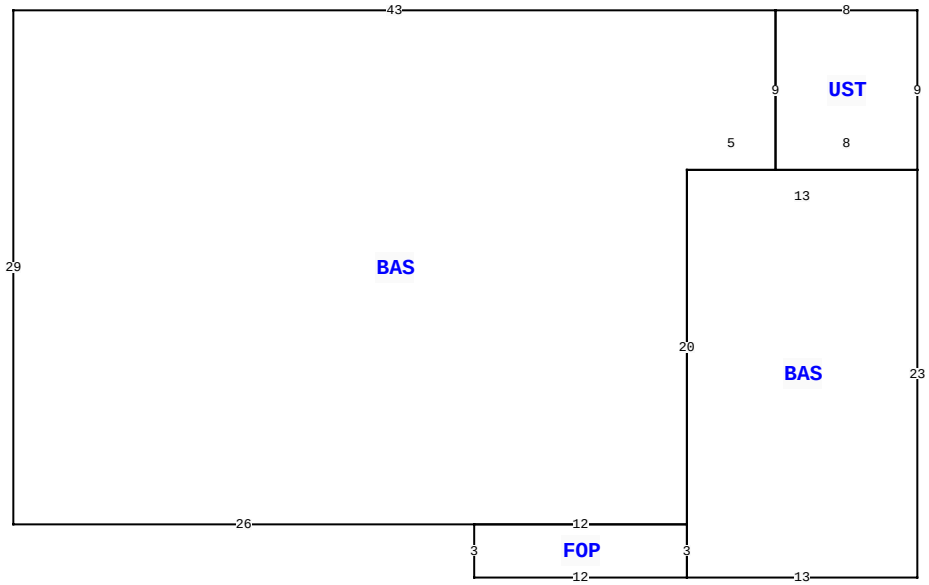
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	299	100		299	26,010
BAS	1,147	100		1,147	99,777
FOP	36	30		11	957
UST	72	45		32	2,784
TOTALS	1,554			1,489	129,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	119.4930	133.83	199,273	1963	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1446 HX Base Yr 2014



276 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		129,527
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		148,727
SOH/AGL Deduction		64,812
ASSESSED VALUE		83,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,193
TOTAL JUST VALUE		148,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047997	Roof Replacement	12,997	08/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/2758	8/14/2013	WD	Q	I	01	85,000
GRANTOR: KIMBERLY STEARNS						
GRANTEE: JOHN M & SAMANTHA N						
1104/1904	12/04/2006	WD	Q	I		120,000
GRANTOR: MELVIN HINSON						
GRANTEE: KIMBERLY STEARNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S29 E26 FOP= S3 E12 N3 W12$ E12 BAS= S3 E13 N23 W13S20$ N20 E5 UST= E8 N9 W8 S9$ N9$.

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	0169	FENCE/WOOD	0	100	12	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	82.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/11/2023 BY jerry Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS