LOT 5 BLOCK 12 COUNTRY CLUB
ESTATES REPLAT S/D.
LE 1208-1821, QC 1218-1817, LE

TANNER CAGNEY L/TANNER SHELBY M
294 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07228-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

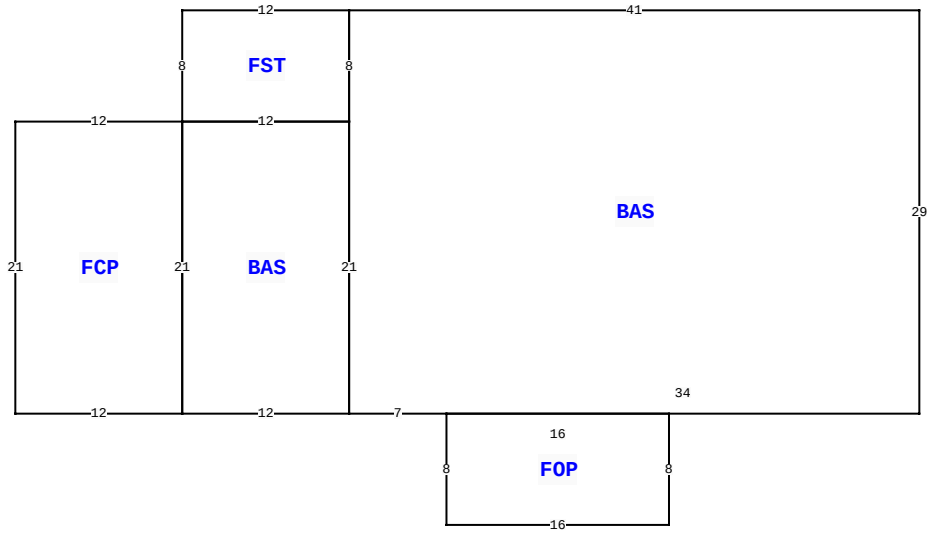
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	252	100		252	21,757
BAS	1,189	100		1,189	102,658
FCP	252	25		63	5,439
FOP	128	30		38	3,281
FST	96	55		53	4,576
TOTALS	1,917			1,595	137,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	118.6020	132.83	211,864	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1441 HX Base Yr 2018



294 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		137,712
TOTAL MARKET OB/XF VALUE		1,380
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		157,592
SOH/AGL Deduction		63,613
ASSESSED VALUE		93,979
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,257
TOTAL JUST VALUE		157,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053238	Remodel	13,400	05/27/2025
000048508	Roof Replacement	5,500	10/26/2023
28522	MAINT/ALTR	0	04/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1330/0317	1/30/2017	WD	Q	I	01	46,000
GRANTOR: JAMES D BROWN & DEBOR						
GRANTEE: CAGNEY L & SHELBY M						
1218/1819	6/13/2011	LE	U	I	14	100
GRANTOR: JAMES H & JOYCE E BRO						
GRANTEE: JAMES D & DEBORAH Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FST= W12 S8 E12 N8$S8 BAS= W12 FCP= W12 S21 E12 N21$ S21 E12 N21$S21 E7 FOP= S8 E16 N8 W16$ E34 N29$.

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	80	
3	0080	DECKING	0	100	11	19	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	23	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,380

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 12/11/2023 BY JS Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS