LOTS 6 & 7 PINE ACRES S/D.

789-2067

MORRIS ROGER
6317 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

34-4S-17-08951-106

BUILDING CHARACTERISTICS

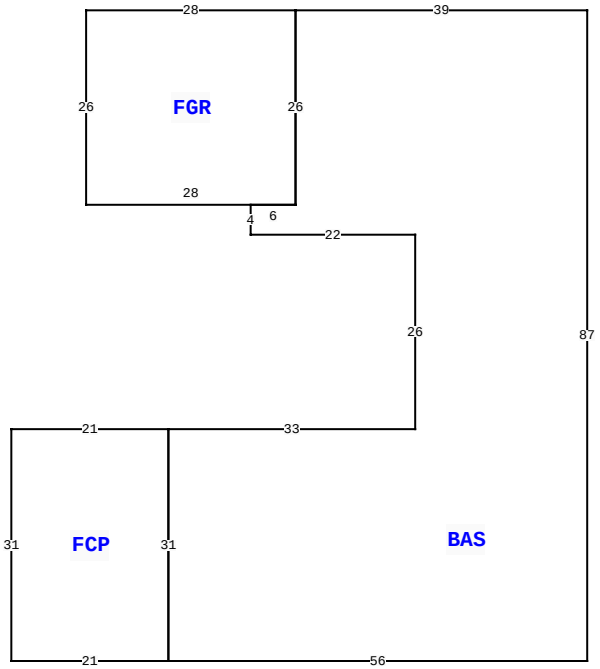
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,528	100		3,528	351,925
FCP	651	25		163	16,259
FGR	728	55		400	39,901
TOTALS	4,907			4,091	408,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,091	120.3576	134.80	551,467	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2000 Heated Area: 3528 HX Base Yr 2000



6317 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

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	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	1999	1999	3	40	17,024	
2	0166	CONC,PAVMT	0	100	32	62	1,376.00	UT	1.50	1.50	100	1999	1999	3	100	2,064	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
4	0070	CARPORT UF	0	100	20	20	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
5	0030	BARN,MT	0	0	25	28	700.00	UT	9.00	9.00	100	2012	2012	3	100	6,300	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	12,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		408,086
TOTAL MARKET OB/XF VALUE		39,188
TOTAL LAND VALUE - MARKET		72,360
TOTAL MARKET VALUE		459,407
SOH/AGL Deduction		186,504
ASSESSED VALUE		272,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,181
TOTAL JUST VALUE		519,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,148

LAND:2:1: 2 LOTS

SALE:1:1: LOTS BOUGHT UNDER GREEN BELT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15573	POOL	115	05/25/1999
8690	SFR	99,000	08/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/2067	5/03/1994	WD	U	V	35	32,000

GRANTOR: WALDRON

GRANTEE: MORRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FGR= W28 S26 E28 N26$ S26 W6 S4 E22 S26 W33 FCP= W21 S31 E21 N31$ S31 E56 N87$.

LAND DESCRIPTION

TOTAL OB/XF 39,188

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.04	AC		1.00	1.00	1.00	445.00	445.00	3,133							
2	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.04	LT		1.00	1.00	1.00	9,000.00	9,000.00	63,360							

REVIEW DATE 07/11/2017 BY BC Total Acres: 7.04 Total Land Value: 12,133 Market: 63,360 Agricultural: 3,133 Common: 9,000 PRINTED 11/17/2025 BY SYS