NW1/4 OF NE1/4 EX 5 AC IN NE COR
COR, RUN N 24.2 FT TO N LINE OF
N 730 FT, E 983 FT TO W LINE OF

ELLZEY ROGER L
6018 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

34-4S-17-08993-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

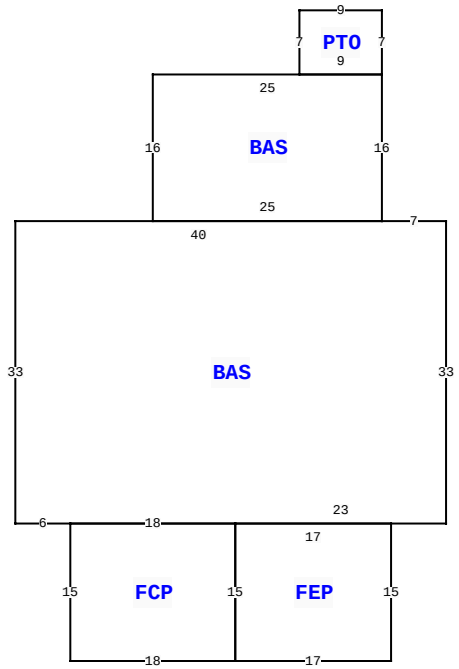
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	29,999
BAS	1,551	100		1,551	116,320
FCP	270	25		68	5,100
FEP	255	80		204	15,300
PTO	63	5		3	225
TOTALS	2,539			2,226	166,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,226	103.0140	115.38	256,836	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1951 HX Base Yr



6018 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,943
TOTAL MARKET OB/XF VALUE		8,351
TOTAL LAND VALUE - MARKET		78,090
TOTAL MARKET VALUE		186,816
SOH/AGL Deduction		110,446
ASSESSED VALUE		76,370
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,648
TOTAL JUST VALUE		253,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,384

LAND:1:1: JOINS RE #08768-000(14.60 AC TOTAL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 BAS= N16 PTO= N7 W9 S7 E9$ W25 S16 E25$ W40 S33E6
FCP= S15 E18 N15 W18$ E18 FEP= S15 E17 N15 W17$ E23 N33$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0210	GARAGE U	0	100	24	24	576.00	UT	7.50	7.50	100	0	0	3	100	4,320	
4	0294	SHED WOOD/	0	100	13	16	208.00	UT	4.38	4.38	100	0	0	3	100	911	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	480.00	480.00	100	2003	2003	3	100	480	
6	0040	BARN,POLE	0	100	24	40	960.00	UT	2.50	2.50	100	2003	2003	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 8,351

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.22	AC		1.00	1.00	1.00	280.00	280.00	2,022							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.22	AC		1.00	1.00	1.00	9,500.00	9,500.00	68,590							

REVIEW DATE 07/11/2017 BY BC Total Acres: 8.22 Total Land Value: 11,522 Market: 68,590 Agricultural: 2,022 Common: 9,500 PRINTED 11/07/2025 BY SYS