BEG NE COR OF LOT 8 WOODHAVEN S/
190 FT TO S EDGE OF CREEK, RUN W
CREEK 1114 FT MOL, SE 588.13 FT,

FAULKNER DAVID B/FAULKNER RENEE W
2306 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

09-4S-17-08301-042

BUILDING CHARACTERISTICS

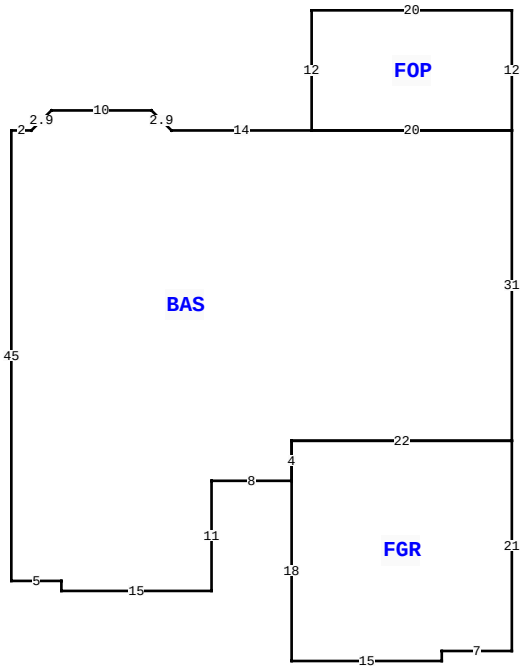
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100		1,901	161,351
FGR	477	55		262	22,238
FOP	240	30		72	6,111
TOTALS	2,618			2,235	189,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	118.7109	130.58	291,846	2000	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1901 HX Base Yr 2006



2306 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	842.00	UT	1.50	1.50	100	2000	2000	3	100	1,263	
3	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2007	2007	3	54	16,934	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,700
TOTAL MARKET OB/XF VALUE		21,497
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		251,697
SOH/AGL Deduction		65,488
ASSESSED VALUE		186,209
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,798
TOTAL JUST VALUE		251,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,155

LAND:1:1: ADJ 4: A SMALL PORTION IS LOW

SALE:2:1: 5 ACRES - NOTICE DATE OF DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045552	Electrical Servic	0	09/23/2022
16422	SFR	310	12/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1038/0946	2/17/2005	WD	Q	I	06	100
GRANTOR: GREGORY S WALTRIP						
GRANTEE: JUSTIN F WALTRIP						
1038/0944	2/17/2005	WD	Q	I		194,000
GRANTOR: JUSTIN F WALTRIP						
GRANTEE: DAVID B & RENEE W F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 U2 L2 W10 L2 D2 W2 S45 E5 S1 E15 N11 E8 FGR= S18 E15 N1 E7 N21 W22 S4$ N4 E22 N31 FOP= N12 W20 S12 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 21,497

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	5.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	40,500							

REVIEW DATE 03/22/2023 BY JB Total Acres: 5.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/17/2026 BY SYS