

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,

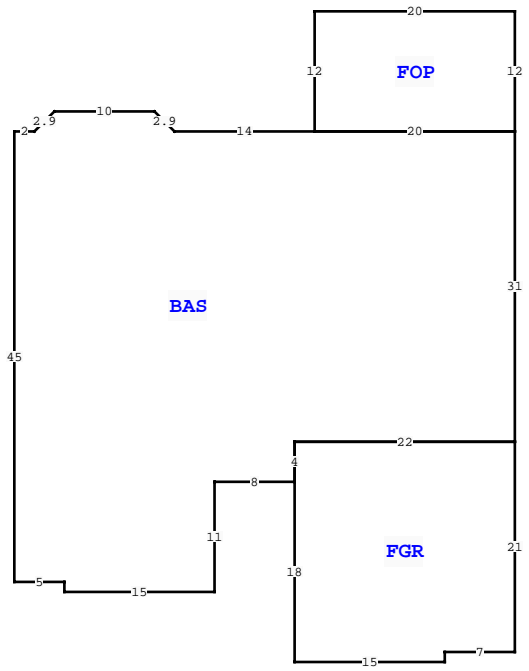
FAULKNER DAVID B/FAULKNER RENEE W
2306 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

09-4S-17-08301-042

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	80
Interior Floor	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
BAS	1,901	100	
FGR	477	55	
FOP	240	30	
TOTALS	2,618		

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	132.96	297,166	2000	2000	0	0	35.00	65.00
1 SINGLE FAM 100% - 2006 Heated Area: 1901 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			193,158	
TOTAL MARKET OB/XF VALUE			21,497	
TOTAL LAND VALUE - MARKET			40,500	
TOTAL MARKET VALUE			255,155	
SOH/AGL Deduction			74,370	
ASSESSED VALUE			180,785	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			129,374	
TOTAL JUST VALUE			255,155	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			256,410	

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	Q	I	06	100
GRANTOR: GREGORY S WALTRIP						
GRANTEE: JUSTIN F WALTRIP						
1038/0944	2/17/2005	WD Q	Q	I		194,000
GRANTOR: JUSTIN F WALTRIP						
GRANTEE: DAVID B & RENEE W F						

EXTRA FEATURES		2306 SE COUNTRY CLUB RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100
3	0280	POOL R/CON	0 100
4	0294	SHED WOOD/	0 100
5	0251	LEAN TO W/	0 100
6	0296	SHED METAL	0 100
7	0060	CARPORT F	0 100

L N	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

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							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							