

LOTS 1 & 2 BLK A HIGH HAMMOCK.  
815-2235, QC 1177-1689, WD 1226-

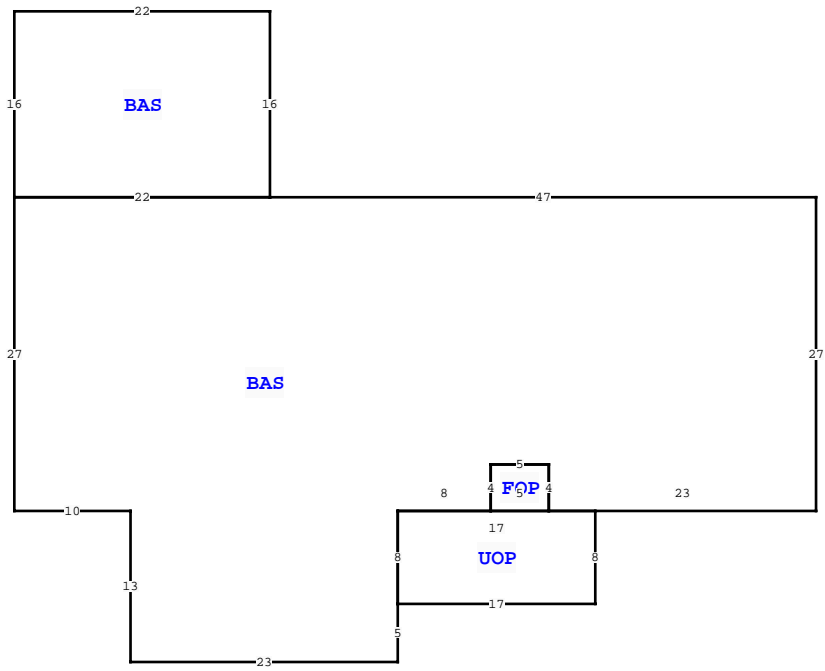
BOYINGTON JOSEPHINE/NAPOLEON MICHELINA M  
1754 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025-3023

**2026**

09-4S-17-08301-102

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,535	97.2990	91.46	231,851	1996	1995	0	0	0	45.00	55.00	
1 MANUF 1 100% - 2012 Heated Area: 2494 HX Base Yr 2012													



Quality	04 04				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	9417.0600 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	17,707
BAS	2,142	100		2,142	107,749
FOP	20	35		7	352
UOP	136	25		34	1,711
TOTALS	2,650			2,535	127,518

1754 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	2004	2004	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

TOTAL OB/XF 6,950

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	127,518			
TOTAL MARKET OB/XF VALUE	6,950			
TOTAL LAND VALUE - MARKET	25,900			
TOTAL MARKET VALUE	160,368			
SOH/AGL Deduction	90,978			
ASSESSED VALUE	69,390			
TOTAL EXEMPTION VALUE	HX HB SX 69,390			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	160,368			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	160,368			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11691	ADDN SFR	50	09/26/1996
10492	M H	125	11/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/1489	12/09/2011	WD	Q	I	01	63,000
GRANTOR: JOE T HERRING & ETHEL						
GRANTEE: JOSEPHINE BOYINGTON						
1177/1689	7/17/2009	QC	U	I	11	100
GRANTOR: JOE T HERRING						
GRANTEE: JOE T HERRING & ETH						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W47 BAS= N16 W22 S16 E22\$ W22 S27 E10 S13 E23 N5 UOP= E17 N8 W17 S8\$ N8 E8 FOP= E5 N4 W5 S4\$ N4 E5 S4 E23 N27\$.													