LOTS 17 & 18 DEERWOOD FOREST UNI
554-378, 690-561, 788-801, 887-1

TUCKER CLARENCE JR/TUCKER CAROLYN D
2574 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

09-4S-17-08302-017

BUILDING CHARACTERISTICS

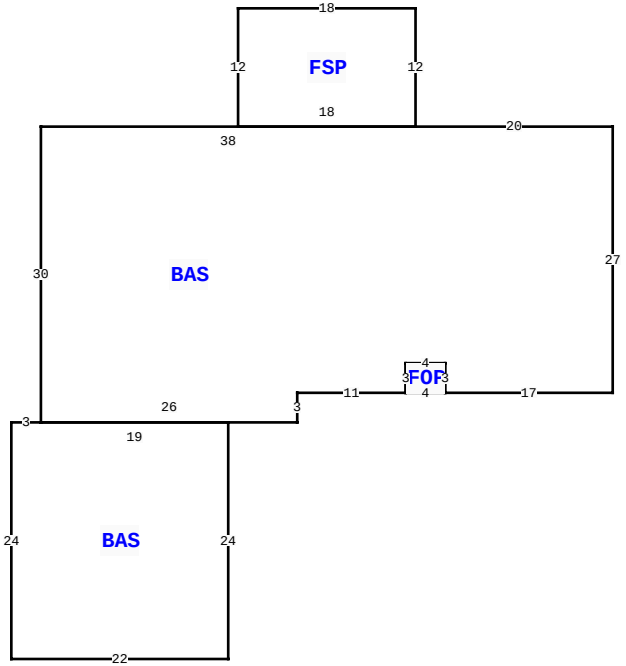
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		9417.0800 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	40,700
BAS	1,632	100		1,632	125,800
FOP	12	30		4	308
FSP	216	40		86	6,629
TOTALS	2,388			2,250	173,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,250	107.8110	118.59	266,828	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2160 HX Base Yr 2019



2574 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,438
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		214,238
SOH/AGL Deduction		64,839
ASSESSED VALUE		149,399
TOTAL EXEMPTION VALUE	HX HB 13	149,399
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		214,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,397

SALE:5:1: SALE FOR 1 LOT

SALE:1:1: LOT 17 DEERWOOD FOREST UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051565	Generator	0	11/20/2024
000051193	Electrical Servic	0	10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1947	10/31/2022	QC	U	I	11	100
GRANTOR: TUCKER CLARENCE R JR						
GRANTEE: TUCKER CLARENCE JR						
1378/2542	12/11/2018	WD	U	I	11	100
GRANTOR: SELENA TUCKER						
GRANTEE: S TUCKER& CLARENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W18 S12 E18$ W38 S30 BAS= W3 S24 E22 N24 W19$ E26 N3 E11 FOP= E4 N3 W4 S3$ N3 E4 S3 E17 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 03/06/2026 BY robin Total Acres: 1.65 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2026 BY SYS