BEG NE COR OF NW1/4 OF SW1/4,
RUN W 1351.35 FT TO E R/W
CR-133, S ALONG R/W 80 FT, E

RISK MARCUS/RISK CAROL A
2243 SE COUNTRY CLUB ROAD
LAKE CITY, FL 32025

2027

10-4S-17-08304-004

BUILDING CHARACTERISTICS

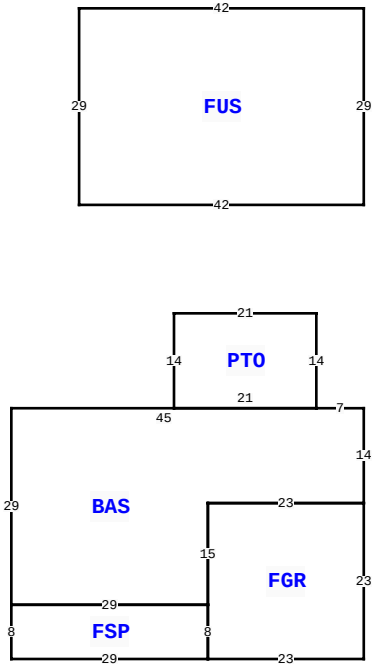
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100		1,163	98,825
FGR	529	55		291	24,727
FSP	232	40		93	7,903
FUS	1,218	100		1,218	103,499
PTO	294	5		15	1,275
TOTALS	3,436			2,780	236,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,780	118.8432	130.73	363,429	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2381 HX Base Yr 2003



2243 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	04/09/2025 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,060	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	6,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,229
TOTAL MARKET OB/XF VALUE		9,260
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		312,989
SOH/AGL Deduction		109,388
ASSESSED VALUE		203,601
TOTAL EXEMPTION VALUE	HX HB VP	157,944
BASE TAXABLE VALUE		45,657
TOTAL JUST VALUE		312,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,272

SALE:1:1: FOR 12.84 AC OF THE 23.20 TOTAL.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055710	Remodel	13,712	05/19/2026
16479	PUMP/UTPOL	30	01/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1497	10/08/2018	WD	U	I	30	44,900
GRANTOR: CAROL A RISK F/K/A CA						
GRANTEE: MARCUS & CAROL A RI						
0958/0862	7/18/2002	WD	Q	I		153,000
GRANTOR: RANDAL & CHERYL SPRAD						
GRANTEE: CAROL RISK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N14 W21 S14 E21$ W 45 S29 FSP= S8 E29 N8 W29$ E29 FGR= S8 E23 N23 W23 S15$ N15 E23 N14$ PTR=N30 FUS= N29 W42 S29 E42$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,260

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	7.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	67,500							

REVIEW DATE 04/11/2017 BY DF Total Acres: 7.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2026 BY SYS