

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

2026

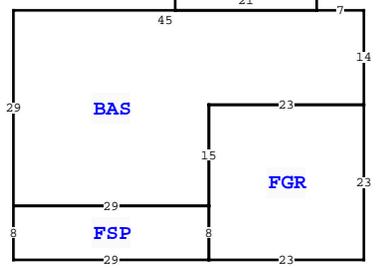
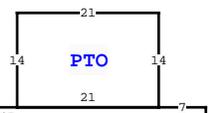
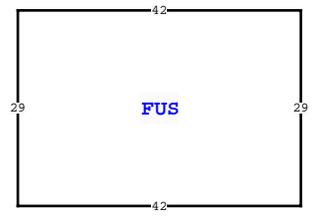
10-4S-17-08304-004



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

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	135.48	376,634	1989	1989	0	0	35.00	65.00

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



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	102,416
FGR	529	55		291	25,626
FSP	232	40		93	8,190
FUS	1,218	100		1,218	107,260
PTO	294	5		15	1,321
TOTALS	3,436			2,780	244,812

2243 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/09/2025	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	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	

TOTAL OB/XF 9,260

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	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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
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VALUATION BY				STANDARD	
Tax Group: 2	Tax Dist:				
BUILDING MARKET VALUE			244,812		
TOTAL MARKET OB/XF VALUE			9,260		
TOTAL LAND VALUE - MARKET			67,500		
TOTAL MARKET VALUE			321,572		
SOH/AGL Deduction			123,901		
ASSESSED VALUE			197,671		
TOTAL EXEMPTION VALUE	HX HB VP		153,793		
BASE TAXABLE VALUE			43,878		
TOTAL JUST VALUE			321,572		
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
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	
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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\$.	