

LOT 9 FAWNROOK S/D.
845-2123, 907-1201, WD 934-
1729, WD 1046-1487, WD 1315-

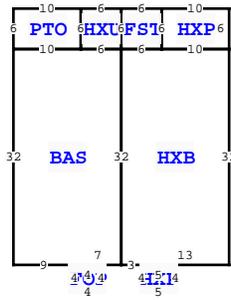
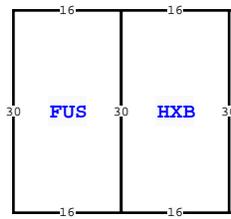
MARTIN SUSAN
11411 DOLLAR LAKE DR, APT 2
PORT RICHEY, FL 34668

2026

10-4S-17-08304-109

ELEMENT	CD	CONSTRUCTION
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 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
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	
1	DUPLX	0%	- 0									
Heated Area: 1984						HX Base Yr						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100		512	34,266
FOP	16	30		5	335
FST	36	55		20	1,338
FUS	480	100		480	32,125
HXB	480	100		480	32,125
HXB	512	100		512	34,266
HXP	20	30		6	401
HXP	60	30		18	1,204
H XU	36	55		20	1,338
PTO	60	5		3	201
TOTALS	2,212			2,056	137,599

2607 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	0	0	614.00	UT	1.50	1.50	100	1998	1998	3	100	921	

EXTRA FEATURES																
TOTAL OB/XF 921																

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	0800	C	MULTI-FAM	0		RMF-1	112.00	210.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0800	C	MULTI-FAM	0			0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

LAND DESCRIPTION																								
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	137,599			
TOTAL MARKET OB/XF VALUE	921			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	173,520			
SOH/AGL Deduction	3,480			
ASSESSED VALUE	170,040			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	170,040			
TOTAL JUST VALUE	173,520			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	168,331			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30298	REMODEL	0	07/17/2012
13268	MULTIFAM	165	11/06/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/0370	7/15/2019	PR U	I	I	11	100
GRANTOR: SUSAN MARTIN AS PR FO						
GRANTEE: SUSAN MARTIN						
1315/0889	5/12/2016	WD Q	I	I	01	120,000
GRANTOR: MERWYN C & MADELINE A						
GRANTEE: DAVID MARTIN						

BUILDING NOTES																
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BUILDING DIMENSIONS																
HXP= N6 W10 S6 E10\$ HXB= W10FST= N6 W6 S6 E6 \$ W6 HXU= N6 W6 S6 E6\$ BAS= W6 PTO= N6W10 S6 E10\$ W10 S32 E9 FOP= S4 E4 N4 W4\$ E7 N32\$ S32 E3 HXP= S4 E5 N4 W5\$ E13 N32\$ PTR= N30 HXB= N30 W16 FUS= W16 S30 E16 N30\$ S30 E16\$ S30\$.																