BEG NW COR OF NE1/4 OF NW1/4, RU
S 420 FT, W W 659.07 FT, N 420 F
THE N 420 FT OF NW1/4 OF NW1/4 E

LOPEZ IVAN A REVOCABLE LIVING TRUST
2839 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

15-4S-17-08359-004

BUILDING CHARACTERISTICS

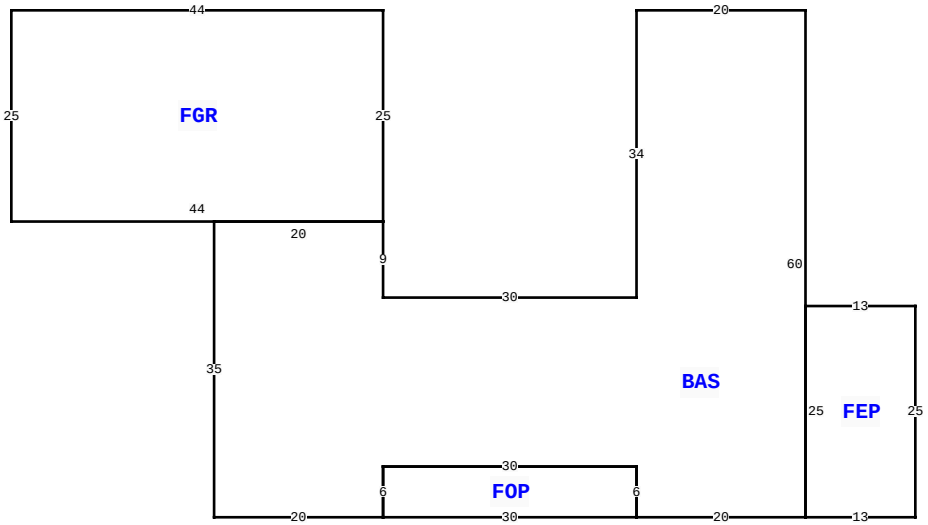
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100		2,500	208,878
FEP	325	80		260	21,723
FGR	1,100	55		605	50,549
FOP	180	30		54	4,512
TOTALS	4,105			3,419	285,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,419	116.8500	128.54	439,478	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2500 HX Base Yr



2839 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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	0	0	3	100	800	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,700	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0070	CARPORT UF	0	100	24	36	1.00	UT	0.00	0.00	100	0	0	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		285,661
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		82,530
TOTAL MARKET VALUE		299,597
SOH/AGL Deduction		127,401
ASSESSED VALUE		172,196
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		115,785
TOTAL JUST VALUE		375,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/0493	2/20/2012	QC	U	I	11	100
GRANTOR: IVAN A LOPEZ (SURV TE						
GRANTEE: IVAN A LOPEZ TRUSTE						
0648/0381	4/01/1988	WD	Q	I		150,000
GRANTOR: FOLLMAN VINCENT G &						
GRANTEE: LOPEZ IVAN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S34 W30 N9 FGR= N25W44S25 E44$ W20 S35 E20 FOP= E30 N6 W30 S6$ N6 E30 S6 E20 FEP= E13 N25 W13 S25$ N60$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.67	AC		1.00	1.00	1.00	281.00	281.00	2,436							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	78,030							

REVIEW DATE 04/25/2017 BY BC Total Acres: 9.67 Total Land Value: 6,936 Market: 78,030 Agricultural: 2,436 Common: 4,500 PRINTED 11/17/2026 BY SYS