

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

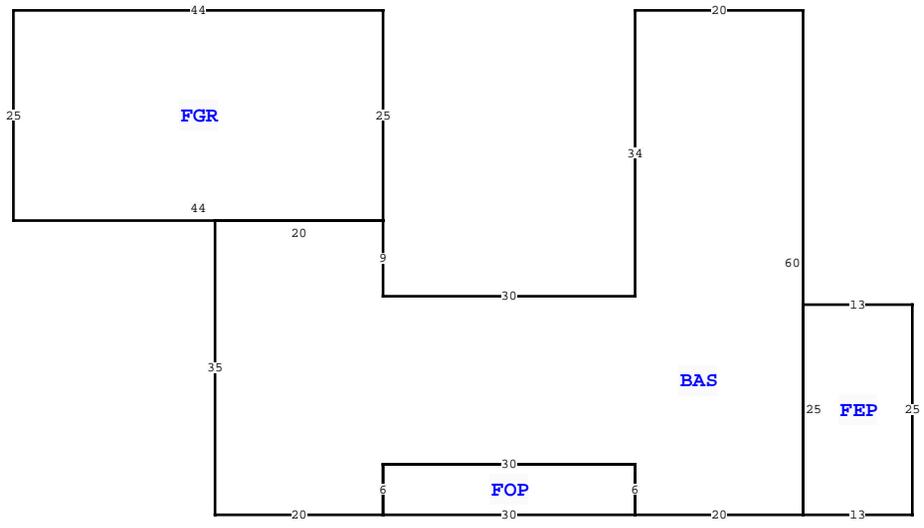
LOPEZ IVAN A REVOCABLE LIVING TRUST
2839 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

15-4S-17-08359-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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	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
BAS	2,500	100	
FEP	325	80	
FGR	1,100	55	
FOP	180	30	
TOTALS	4,105		
			3,419
			296,039

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0									Heated Area: 2500 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			296,039
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			82,530
TOTAL MARKET VALUE			309,975
SOH/AGL Deduction			142,723
ASSESSED VALUE			167,252
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			110,841
TOTAL JUST VALUE			385,569
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 &						

EXTRA FEATURES		2839 SE COUNTRY CLUB RD, LAKE CITY															
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	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	

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

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										
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	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							