COMM SW COR OF SEC, RUN E 1263.2
CR-133, N ALONG R/W 832.38 FT FO
314.37 FT, NW 160.27 FT TO C/L O

BRYAN DONALD N SR/BRYAN CHRISTINE
3644 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

15-4S-17-08359-008

BUILDING CHARACTERISTICS

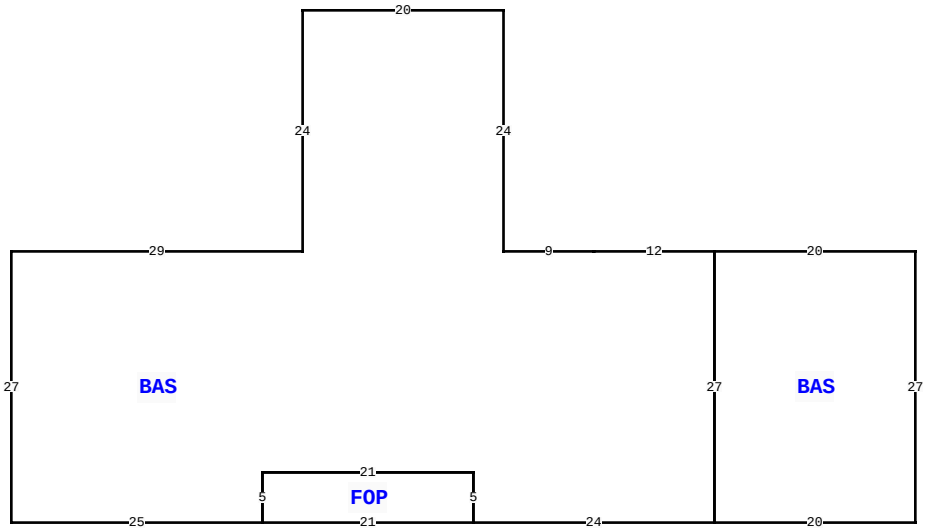
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
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	540	100		540	40,864
BAS	2,265	100		2,265	171,399
FOP	105	30		32	2,421
TOTALS	2,910			2,837	214,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,837	105.8400	116.42	330,284	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2805 HX Base Yr 1995



3644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
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	0294	SHED WOOD/	0	100	29	40	1.00	UT	0.00	0.00	100	0	0	3	100	2,900	
2	0294	SHED WOOD/	0	100	12	55	1.00	UT	0.00	0.00	100	0	0	3	100	1,650	
3	0070	CARPORT UF	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	960	
4	0070	CARPORT UF	0	100	9	32	1.00	UT	0.00	0.00	100	0	0	3	100	720	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
10	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,685
TOTAL MARKET OB/XF VALUE		17,350
TOTAL LAND VALUE - MARKET		21,040
TOTAL MARKET VALUE		253,075
SOH/AGL Deduction		90,412
ASSESSED VALUE		162,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,252
TOTAL JUST VALUE		253,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,984

XFOB:9:1: DRIVEWAYS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050465	Electrical Servic	0	07/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0017	9/18/2001	WD	Q	I	01	100
GRANTOR: DEVILLE A LONES						
GRANTEE: LARRY W & JANET D L						
0799/0081	12/09/1994	WD	Q	I		92,500
GRANTOR: LARRY W & JANET D LON						
GRANTEE: DONALD N SR & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N24 W20 S24 W29 S27 E25FOP= E21 N5 W21 S5$ N5 E21S5 E24 BAS= E20 N27 W20 S27$ N27 W12$.

LAND DESCRIPTION

TOTAL OB/XF 9,950

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	2.63	AC		1.00	1.00	1.00	8,000.00	8,000.00	21,040							

REVIEW DATE 01/26/2025 BY TW Total Acres: 2.63 Total Land Value: 21,040 Market: 0 Agricultural: 0 Common: 21,040 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SEC, RUN E 1263.2
CR-133, N ALONG R/W 832.38 FT FO
314.37 FT, NW 160.27 FT TO C/L O

BRYAN DONALD N SR/BRYAN CHRISTINE
3644 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

15-4S-17-08359-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: DEVILLE A LONES						
GRANTEE: LARRY W & JANET D L						
0799/0081	12/09/1994	WD	Q	I		92,500
GRANTOR: LARRY W & JANET D LON						
GRANTEE: DONALD N SR & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	31	31	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
12	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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

REVIEW DATE 01/26/2025 BY TW Total Acres: 2.63 Total Land Value: 21,040 Market: 0 Agricultural: 0 Common: 21,040 PRINTED 11/17/2026 BY SYS