LOT 21 EASTWOOD S/D.

392-367, 868-1244, FJ 954-2786,

MCLINN LAURA
2998 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

15-4S-17-08360-171

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

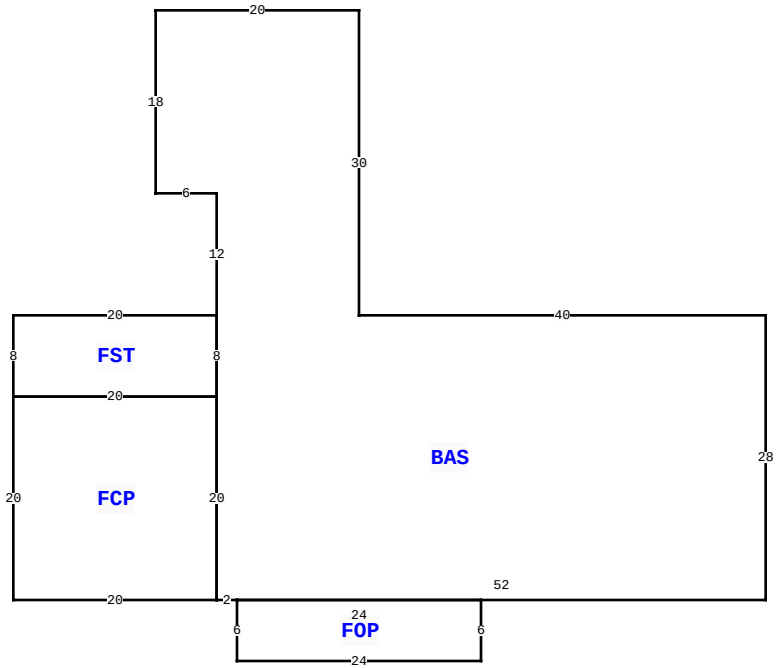
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	139,456
FCP	400	25		100	6,836
FOP	144	30		43	2,939
FST	160	55		88	6,016
TOTALS	2,744			2,271	155,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	93.9025	105.17	238,841	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2040 HX Base Yr 2025



2998 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,247
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		179,097
SOH/AGL Deduction		5,833
ASSESSED VALUE		173,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,853
TOTAL JUST VALUE		179,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1648	4/26/2024	WD	Q	I	01	195,000
GRANTOR: BROWN LELA WATTS						
GRANTEE: MCLINN LAURA						
0868/1244	11/02/1998	WD	Q	I		93,000
GRANTOR: SHAW						
GRANTEE: BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 N30 W20 S18 E6 S12 S8 S20 E2 E52 N28 $
FCP=[ORIG=-54,8] W20 S20 E20 N20 $
FST=[ORIG=-54,0] W20 S8 E20 N8 $
FOP=[ORIG=-52,28] S6 E24 N6 W24 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 05/15/2024 BY TP Total Acres: 0.78 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 06/08/2026 BY SYS