

COMM SW COR OF NE1/4 OF SW1/4, R
FOR POB, RUN E 30.01 FT TO E R/W
RUN S 30.01 FT, E 95.07 FT, CONT

SHOUP SHELLI D
4553 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08680-000

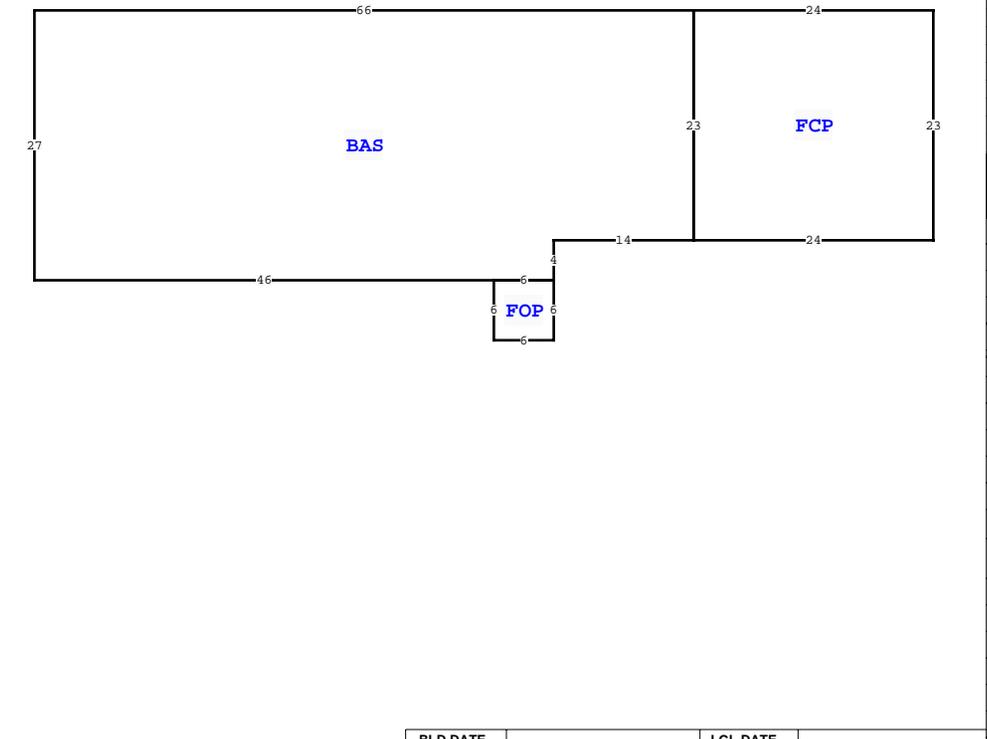


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 02
NEIGHBORHOOD/LOC	22417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100		1,726	112,947
FCP	552	25		138	9,030
FOP	36	30		11	720
TOTALS	2,314			1,875	122,698

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020			223,088	1958	1958	10	0	35.00	55.00



4553 SE COUNTRY CLUB RD, LAKE CITY	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	23	35		1.12	1.12	100	0	0	3	100	902	

TOTAL OB/XF															902
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,360							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,698
TOTAL MARKET OB/XF VALUE	902
TOTAL LAND VALUE - MARKET	27,360
TOTAL MARKET VALUE	150,960
SOH/AGL Deduction	63,363
ASSESSED VALUE	87,597
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	36,186
TOTAL JUST VALUE	150,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,395

LAND:1:1: JOINS 08680-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0279	5/20/2019	WD	U	I	30	109,000
GRANTOR: RONALD & KAY JONES						
GRANTEE: SHELLI D SHOUP						
1280/1726	8/29/2014	WD	U	I	30	100,000
GRANTOR: CHRISTOPHER O & TERRA						
GRANTEE: RONALD & KAY JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E46 FOP= S6 E6 N6 W6 S E6 N4 E14 FCP= E24 N23W24 S23 S N23 S.