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

2027

22-4S-17-08680-000

BUILDING CHARACTERISTICS

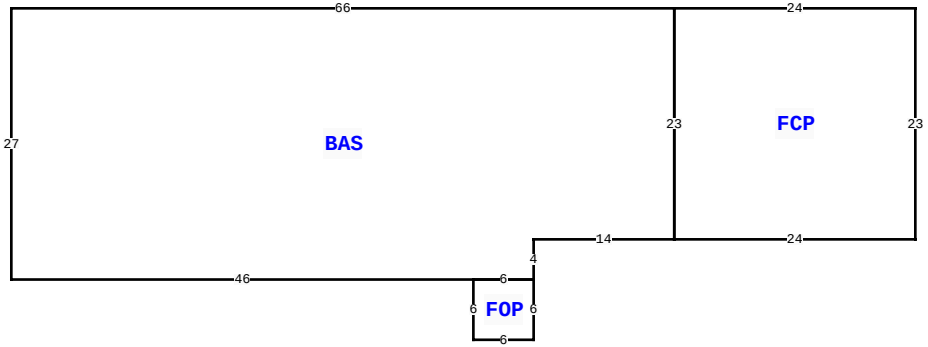
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	108,989
FCP	552	25		138	8,714
FOP	36	30		11	695
TOTALS	2,314			1,875	118,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	104.3720	114.81	215,269	1958	1958	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2020 Heated Area: 1726 HX Base Yr 2020



4553 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	23	35	805.00	UT	1.12	1.12	100	0	0	3	100	902	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,398
TOTAL MARKET OB/XF VALUE		902
TOTAL LAND VALUE - MARKET		27,360
TOTAL MARKET VALUE		146,660
SOH/AGL Deduction		56,435
ASSESSED VALUE		90,225
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,814
TOTAL JUST VALUE		146,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,815

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$ E6 N4 E14 FCP= E24 N23W24 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 902

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	1.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,360							

REVIEW DATE 05/26/2017 BY BC Total Acres: 1.71 Total Land Value: 27,360 Market: 0 Agricultural: 0 Common: 27,360 PRINTED 11/17/2026 BY SYS