

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

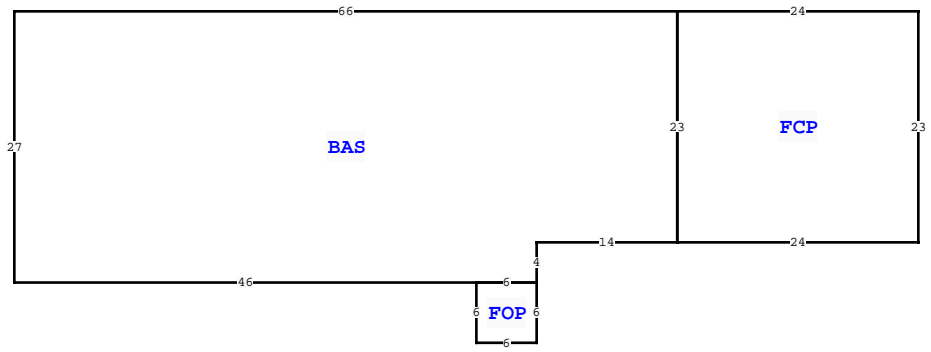
SHOUP SHELLI D  
4553 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025

**2026**

22-4S-17-08680-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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% - 2020									
			Heated Area: 1726			HX Base Yr	2020				



Quality					
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	110,973
FCP	552	25		138	8,873
FOP	36	30		11	707
<b>TOTALS</b>	<b>2,314</b>			<b>1,875</b>	<b>120,553</b>

4553 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	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			120,553
TOTAL MARKET OB/XF VALUE			902
TOTAL LAND VALUE - MARKET			27,360
TOTAL MARKET VALUE			148,815
SOH/AGL Deduction			61,218
ASSESSED VALUE			87,597
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			36,186
TOTAL JUST VALUE			148,815
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,395

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