COMM SW COR OF NE 1/4 OF SW1/4 R
E 266 FT, N 127.48 FT FOR POB, C
E 291.44 FT, S 300 FT, W 290.46

WEIRSKY ROXANN
4491 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

# 2027

22-4S-17-08680-003

## BUILDING CHARACTERISTICS

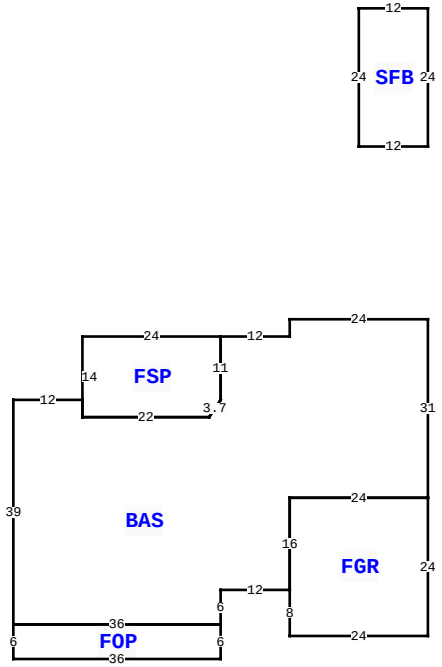
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 22417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,607 | 100 | | 2,607 | 278,569 |
| FGR | 576 | 55 | | 317 | 33,873 |
| FOP | 216 | 30 | | 65 | 6,945 |
| FSP | 333 | 40 | | 133 | 14,211 |
| SFB | 288 | 80 | | 230 | 24,576 |
| TOTALS | 4,020 | | | 3,352 | 358,175 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,352 | 117.0400 | 128.74 | 431,536 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 2895 HX Base Yr 2015




4491 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 | 0 | 0 | 2,351.00 | UT | 1.80 | 1.80 | 100 | 2008 | 2008 | 3 | 100 | 4,232 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 358,175 |
| TOTAL MARKET OB/XF VALUE | | 4,232 |
| TOTAL LAND VALUE - MARKET | | 25,600 |
| TOTAL MARKET VALUE | | 388,007 |
| SOH/AGL Deduction | | 121,414 |
| ASSESSED VALUE | | 266,593 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 210,182 |
| TOTAL JUST VALUE | | 388,007 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 394,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054684 | Roof Replacement | 39,200 | 12/19/2025 |
| 26316 | SFR | 731 | 10/08/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1280/1623 | 8/27/2014 | WD | U | I | 38 | 225,000 |
| GRANTOR: MITCHELL & SHELLI SHO | | | | | | |
| GRANTEE: DAVID W & ROXANN WE | | | | | | |
| 1127/0887 | 8/03/2007 | WD | U | V | | 100 |
| GRANTOR: RONALD & KAY JONES | | | | | | |
| GRANTEE: MITCHELL & SHELLI S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S3 W12 FSP= W24 S14 E22 R2 U3 N11$ S11 D3 L2 W22 N3 W12 S39 FOP= S6 E36 N6 W36$ E36 N6 E12 FGR= S8 E24 N24 W24 S16$ N16 E24 N31$ PTR= N30 SFB= N24 W12 S24 E12$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 4,232

| 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 | 2.00 | AC | | 1.00 | 1.00 | 0.80 | 16,000.00 | 12,800.00 | 25,600 | | | | | | | |

REVIEW DATE 05/26/2017 BY BC Total Acres: 2.00 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 11/17/2026 BY SYS