BEG AT INTER OF N LINE OF SE 1/4
R/W OF C R 133, RUN S 115.24 FT,
115.24 T, W 252 FT TO POB.

ACRES BRYAN C
4097 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08691-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

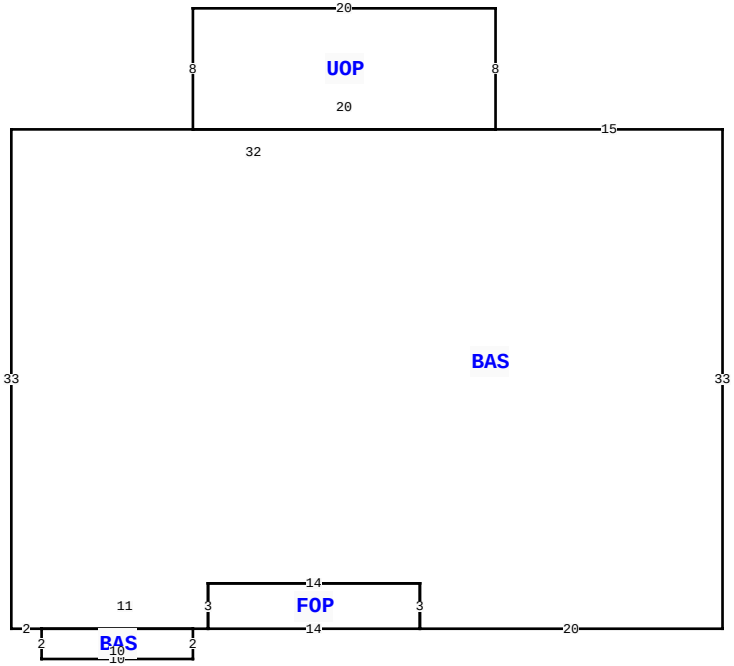
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20	100		20	1,699
BAS	1,509	100		1,509	128,187
FOP	42	30		13	1,104
UOP	160	20		32	2,718
TOTALS	1,731			1,574	133,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	114.6420	130.69	205,706	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1529 HX Base Yr



4097 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,709
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,884
TOTAL MARKET VALUE	150,593
SOH/AGL Deduction	0
ASSESSED VALUE	150,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,593
TOTAL JUST VALUE	150,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/0050	11/13/2020	WD	Q	I	01	120,000
GRANTOR: AIRSUPERIORITY LLC						
GRANTEE: BRYAN C ACRES						
1377/2103	2/05/2019	WD	Q	I	01	67,000
GRANTOR: JERRY DANIEL MARSEE &						
GRANTEE: AIRSUPERIORITY, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N8 W20 S8 E20$ W32 S33 E2 BAS= S2E10 N2 W10$
E11 FOP= E14 N3W14 S3$ N3 E14 S3 E20 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	0.67	AC		1.00	1.00	1.40	18,000.00	25,200.00	16,884							

REVIEW DATE 05/26/2017 BY BC Total Acres: 0.67 Total Land Value: 16,884 Market: 0 Agricultural: 0 Common: 16,884 PRINTED 05/08/2026 BY SYS