COMM NW COR OF S1/2 OF SW1/4,
RUN E 1175.82 FT TO E R/W OF
US-41, RUN SW 8 DG ALONG R/W

HENRY LAWRENCE WALTER/HENRY JOSEPH W
193 SE CLUBHOUSE LN
LAKE CITY, FL 32024

2027

22-6S-17-09727-001

BUILDING CHARACTERISTICS

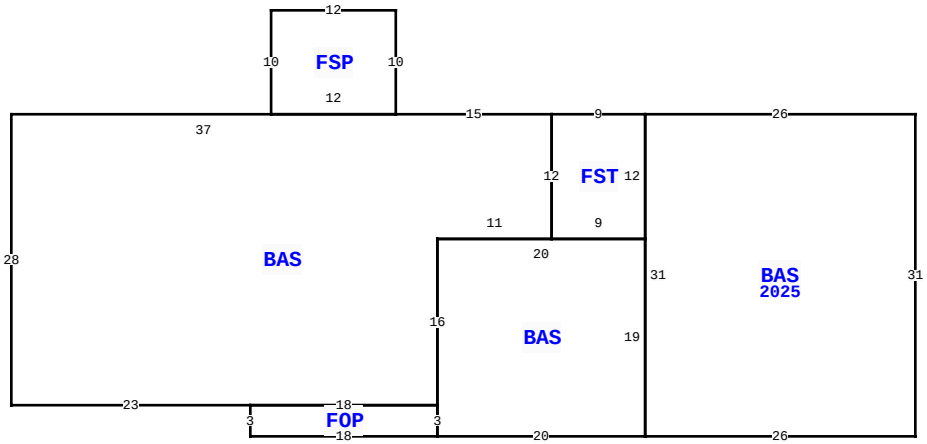
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	380	100		380	38,459
BAS	1,280	100		1,280	129,546
BAS	806	100	2025	806	81,574
FOP	54	30		16	1,619
FSP	120	40		48	4,858
FST	108	55		59	5,971
TOTALS	2,748			2,589	262,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	115.0080	126.51	327,534	1980	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2019 Heated Area: 2466 HX Base Yr 2019



193 SE CLUBHOUSE LN, 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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0030	BARN,MT	0	0	24	25	600.00	UT	13.00	13.00	100	2019	2019	3	100	7,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,027
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	36,800
TOTAL MARKET VALUE	307,227
SOH/AGL Deduction	51,514
ASSESSED VALUE	255,713
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	199,302
TOTAL JUST VALUE	307,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049455	Additions	12,200	03/19/2024
000047520	Electrical Servic	0	06/22/2023
37906	STORAGE	150	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0026	11/01/2018	WD	Q	I	01	140,000
GRANTOR: NICOLE M WHITE FKA MI						
GRANTEE: LAWRENCE WALTER HEN						
1358/0155	12/05/2017	QC	U	I	11	0
GRANTOR: NATHAN HALL						
GRANTEE: NICOLE HALL WHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W37 S28 E23 E18 N16 E11 N12 $
BAS=[ORIG=-11,28] S3 E20 N19 W20 S16 $
FSP=[ORIG=-15,0] N10 W12 S10 E12 $
FST=[ORIG=0,12] E9 N12 W9 S12 $
FOP=[ORIG=-29,28] S3 E18 N3 W18 $
BAS=[YR=2025;ORIG=9,0] E26 S31 W26 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	2.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,800							

REVIEW DATE 04/29/2026 BY robin Total Acres: 2.30 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/17/2026 BY SYS