COMM SE COR OF NW1/4 OF SW1/4, R
W 40 FT, N 1000 FT, W 174.14 FT
274.80 FT, N 255.54 FT, N 40.05

JENKINS CHARLES LACY JR/JENKINS SUSAN KAY
5310 SE COUNTRY CLUB RD
LAKE CITY, FL 32025-2216

2027

27-4S-17-08754-003

BUILDING CHARACTERISTICS

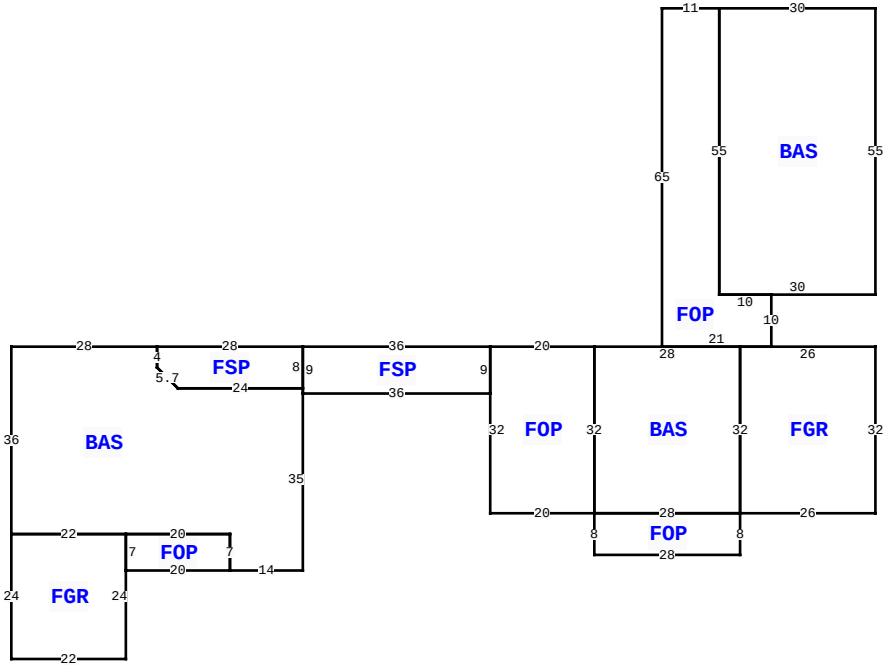
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	121,186
BAS	1,650	100		1,650	223,166
BAS	1,898	100		1,898	256,708
FGR	528	55		290	39,223
FGR	832	55		458	61,945
FOP	140	30		42	5,681
FOP	224	30		67	9,062
FOP	640	30		192	25,969
FOP	815	30		244	33,001
FSP	216	40		86	11,632
TOTALS	8,163			5,953	805,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,953	136.6200	150.28	894,617	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021 Heated Area: 4444 HX Base Yr 2021



** This building has 11 Sub-Areas

5310 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	04/21/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		805,155
TOTAL MARKET OB/XF VALUE		138,943
TOTAL LAND VALUE - MARKET		356,620
TOTAL MARKET VALUE		994,867
SOH/AGL Deduction		72,669
ASSESSED VALUE		922,198
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		865,787
TOTAL JUST VALUE		1,300,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,315,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056789	Electrical Servic		10/15/2026
000056304	Storage Building	120,000	08/11/2026
000056305	Storage Building	120,000	08/11/2026
000053050	Generator		05/07/2025
000051925	Roof Replacement	52,000	12/26/2024
000049088	Electrical Servic	0	01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/755	7/22/2025	TR	U	V	11	100
GRANTOR: JENKINS CHARLES LACY						
GRANTEE: JENKINS CHARLES LAC						
1529/2541	12/18/2024	WD	Q	I	01	837,600
GRANTOR: PETTYJOHN BRAD JASON						
GRANTEE: JENKINS SUSAN KAY						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W28 S36 E22 E20 S7 E14 N35 W24 U4L4 N4 $
BAS=[ORIG=108,-65] E30 S55 W30 N55 $
BAS=[ORIG=84,32] E28 N32 W28 S32 $
FGR=[ORIG=112,32] E26 N32 W26 S32 $
FOP=[ORIG=108,-65] W11 S65 E21 N10 W10 N55 $
FOP=[ORIG=64,32] E20 N32 W20 S32 $
FGR=[ORIG=-28,36] S24 E22 N24 W22 $
FSP=[ORIG=28,9] E36 N9 W36 S9 $
FOP=[ORIG=84,32] S8 E28 N8 W28 $
FSP=[ORIG=28,8] N8 W28 S4 D4R4 E24 $
FOP=[ORIG=-6,36] S7 E20 N7 W20 $
.
```

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	2,234.00	UT	2.00	2.00	100	2015	2015	3	100	4,468	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0083	DOCK-LAKE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2020		66	1,320	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	37	40	1.00	UT	7,500.00	7,500.00	100	2021	2020		100	7,500	
7	0210	GARAGE U	0	100	30	40	1.00	UT	30,000.00	30,000.00	100	2021	2020		100	30,000	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2022	2021		93	42,185	
10	0166	CONC,PAVMT	0	100	0	0	2,040.00	UT	3.00	3.00	100	2022	2021		100	6,120	

LAND DESCRIPTION

TOTAL OB/XF 107,093

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	3.22	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,200							
2	6677	A	PECANS	0					15.59	AC		1.00	1.00	1.00	500.00	500.00	7,795							
3	6200	A	PASTURE 3	0					38.48	AC		1.00	1.00	1.00	280.00	280.00	10,774							
4	9910	M	MKT.VAL.AG	0					54.07	AC		1.00	1.00	1.00	6,000.00	6,000.00	324,420							

REVIEW DATE 11/16/2026 BY Andres Total Acres: 57.29 Total Land Value: 50,769 Market: 324,420 Agricultural: 18,569 Common: 32,200 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NW1/4 OF SW1/4, R
W 40 FT, N 1000 FT, W 174.14 FT
274.80 FT, N 255.54 FT, N 40.05

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BUILDING CHARACTERISTICS

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DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		865,787
TOTAL JUST VALUE		1,300,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,315,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048056	Remodel	95,000	11/09/2023
000045646	Remodel	80,000	10/07/2022
000045449	Solar Power Syste	175,313	09/14/2022
000045066	Remodel	104,000	07/28/2022
000042946	Electrical Servic	0	10/12/2021
41176	ADDN SFR		01/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/755	7/22/2025	TR	U	V	11	100
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1529/2541	12/18/2024	WD	Q	I	01	837,600
GRANTOR: PETTYJOHN BRAD JASON						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2022	2021		100	2,400	
12	0070	CARPORT UF	0	100	30	25	1.00	UT	5,800.00	5,800.00	100	2022	2021		100	5,800	
13	0104	GENERATOR	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	2022	2021		75	9,000	
14	0258	PATIO	0	100	65	45	2,925.00	UT	2.00	2.00	100	2022	2021		100	5,850	
15	0120	CLFENCE 4	0	100	0	0	1,600.00	UT	5.50	5.50	100	2022	2021		100	8,800	

TOTAL OB/XF 31,850

LAND DESCRIPTION

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

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