

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

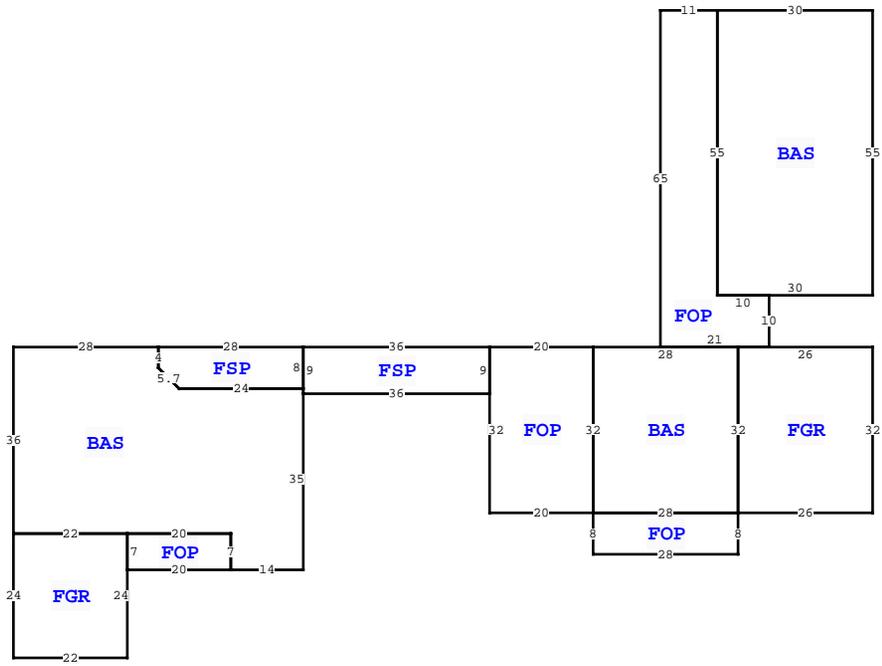
JENKINS CHARLES LACY JR/JENKINS SUSAN KAY  
5310 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025-2216

2026

27-4S-17-08754-003

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	15 HARDTILE 80				
Interior Floor	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 Units	05 CONV 100 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	125,597
BAS	1,650	100		1,650	231,289
BAS	1,898	100		1,898	266,053
FGR	528	55		290	40,651
FGR	832	55		458	64,201
FOP	140	30		42	5,888
FOP	224	30		67	9,392
FOP	640	30		192	26,914
FOP	815	30		244	34,203
FSP	216	40		86	12,056
TOTALS	8,163			5,953	834,462

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% - 2021			927,180	2015	2015	0	0	10.00	90.00
Heated Area: 4444 HX Base Yr 2021											



\*\* This building has 11 Sub-Areas  
5310 SE COUNTRY CLUB RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			834,462
TOTAL MARKET OB/XF VALUE			138,943
TOTAL LAND VALUE - MARKET			356,620
TOTAL MARKET VALUE			1,024,174
SOH/AGL Deduction			128,295
ASSESSED VALUE			895,879
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			839,468
TOTAL JUST VALUE			1,330,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,016,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053050	Generator		05/07/2025
000051925	Roof Replacement	52,000	12/26/2024
000049088	Electrical Servic	0	01/25/2024
000048056	Remodel	95,000	11/09/2023
000045646	Remodel	80,000	10/07/2022
000045449	Solar Power Syste	175,313	09/14/2022

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
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GRANTOR: PETTYJOHN BRAD JASON  
GRANTEE: JENKINS SUSAN KAY

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	0	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	0	1.00	UT 2,500.00	2,500.00	100	2021	2020	100	2,500	
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000
4	0083	DOCK-LAKE	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	2021	2020	66	1,320	
5	9947	Septic	0	100	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000
6	0166	CONC, PAVMT	0	100	37	40	0	1.00	UT 7,500.00	7,500.00	100	2021	2020	100	7,500	
7	0210	GARAGE U	0	100	30	40	0	1.00	UT 30,000.00	30,000.00	100	2021	2020	100	30,000	
8	9947	Septic	0	100	0	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	0	648.00	UT 70.00	70.00	100	2022	2021	93	42,185	
10	0166	CONC, PAVMT	0	100	0	0	0	2,040.00	UT 3.00	3.00	100	2022	2021	100	6,120	

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 \$	

LAND DESCRIPTION		TOTAL OB/XF														107,093								
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	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							

