COMM SE COR OF SEC, RUN N 330.16
TO POB, CONT W 1510.03 FT TO E R
ALONG R/W 61.14 FT, E 360.75 FT,

RAVINDRA ANKEM/RAVINDRA RAJANI KUMARI
1740 US 90 WEST
LAKE CITY, FL 32055

**2027**

**27-4S-17-08764-001**

## BUILDING CHARACTERISTICS

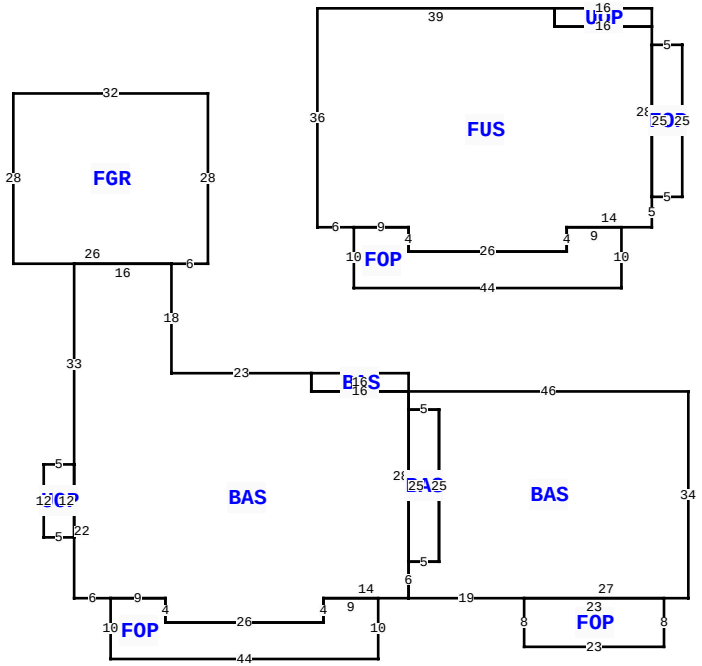
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 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 | 27417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 48 | 100 | | 48 | 4,438 |
| BAS | 125 | 100 | | 125 | 11,556 |
| BAS | 1,439 | 100 | | 1,439 | 133,026 |
| BAS | 2,379 | 100 | | 2,379 | 219,922 |
| FGR | 896 | 55 | | 493 | 45,574 |
| FOP | 125 | 30 | | 38 | 3,513 |
| FOP | 184 | 30 | | 55 | 5,084 |
| FOP | 336 | 30 | | 101 | 9,337 |
| FOP | 336 | 30 | | 101 | 9,337 |
| FUS | 2,036 | 100 | | 2,036 | 188,214 |
| TOTALS | 8,012 | | | 6,837 | 632,033 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 6,837 | 129.2884 | 142.22 | 972,358 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 6027 HX Base Yr




** This building has 12 Sub-Areas

6019 SE COUNTRY CLUB RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 632,033 |
| TOTAL MARKET OB/XF VALUE | | 43,101 |
| TOTAL LAND VALUE - MARKET | | 86,472 |
| TOTAL MARKET VALUE | | 761,606 |
| SOH/AGL Deduction | | 293,462 |
| ASSESSED VALUE | | 468,144 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 416,733 |
| TOTAL JUST VALUE | | 761,606 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 773,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38600 | PUMP/UTPOL | 50 | 09/12/2019 |
| 32669 | ADDN SFR | 501 | 02/06/2015 |
| 27874 | MAINT/ALTR | 120 | 06/11/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 N18 FGR= E6 N28 W32 S28 E26$ W16 S33 UOP= W5 S12 E5N12$ S22 E6 FOP= S10 E44 N10 W9 S4 W26 N4 W9$ E9 S4E26 N4 E14 BAS= E19 FOP= S8 E23 N8 W23$ E27 N34 W46 S3 E5 S25 W5 S6$ N6 BAS= E5 N25 W5 S25$ N28 BAS= N3 W16 S3 E16$ W16 N3$ PTR=N60 E40 FUS= W39 S36 E6 FOP= S10 E44 N10 W9 S4 W26 N4 W9$ E9 S4 E26 N4 E14 N5 FOP= E5 N25 W5 S25$ N28 UOP= N3 W16 S3 E16$ W16 N3$ S60 W40$.

## 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 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 11,000 | |
| 2 | 0170 | FPLC 2STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,750.00 | 2,750.00 | 100 | 0 | 0 | 3 | 100 | 2,750 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1985 | 1985 | 3 | 40 | 14,336 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 3.30 | 3.30 | 100 | 0 | 0 | 3 | 100 | 475 | |
| 5 | 0300 | TENNIS CRT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 12,500 | |
| 6 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2015 | 2015 | 3 | 100 | 1,200 | |
| 7 | 0166 | CONC,PAVMT | 0 | 100 | 3 | 140 | 420.00 | UT | 2.00 | 2.00 | 100 | 2015 | 2015 | 3 | 100 | 840 | |

## LAND DESCRIPTION

TOTAL OB/XF 43,101

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | A-1 | 0.00 | 0.00 | 10.76 | AC | | 1.00 | 1.00 | 0.80 | 9,000.00 | 7,200.00 | 77,472 | | | | | | | |

REVIEW DATE 06/23/2017 BY DF Total Acres: 11.76 Total Land Value: 86,472 Market: 0 Agricultural: 0 Common: 86,472 PRINTED 11/17/2026 BY SYS