

COMM SW COR OF SE1/4, N 330 FT T
 FT TO W R/W LINE PAYNE RD (CO MA
 FT R/W), N ALONG R/W 224.10 FT,

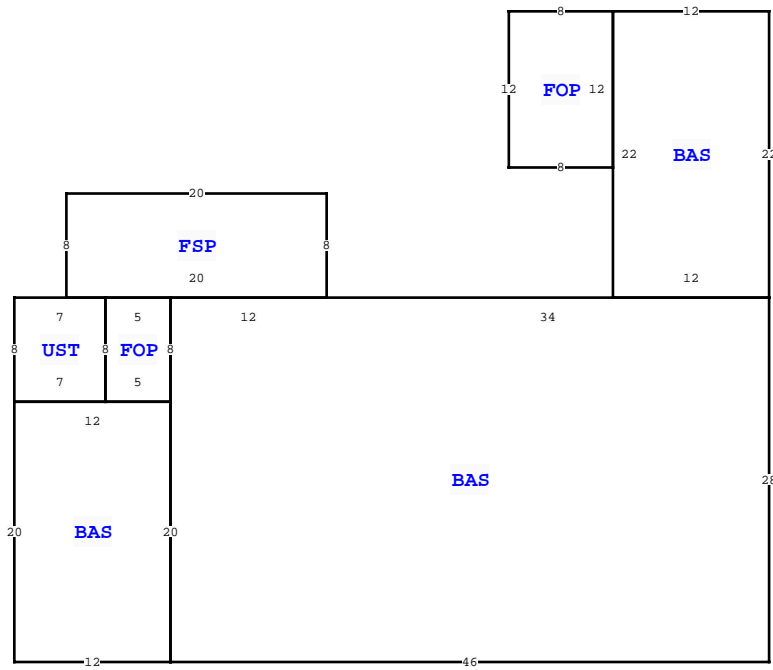
DAVIS BRIAN L/DAVIS CRYSTAL A
 6002 SE COUNTRY CLUB RD
 LAKE CITY, FL 32025

2026

27-4S-17-08765-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	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	27417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	264	100	
BAS	1,288	100	
FOP	40	30	
FOP	96	30	
FSP	160	40	
UST	56	45	
TOTALS	2,144		

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%	- 2024								
			Heated Area: 1792				HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			163,546
TOTAL MARKET OB/XF VALUE			14,144
TOTAL LAND VALUE - MARKET			28,160
TOTAL MARKET VALUE			205,850
SOH/AGL Deduction			8,410
ASSESSED VALUE			197,440
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			146,029
TOTAL JUST VALUE			205,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042400	Electrical Servic	0	07/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/737	10/12/2023	WD	U	I	30	250,000
GRANTOR: BRYAN CHRISTINE R						
GRANTEE: DAVIS BRIAN L						
1442/1561	7/16/2021	WD	Q	I	01	167,000
GRANTOR: PHILLIPS DEBRA ANN						
GRANTEE: BRYAN CHRISTINE R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	30	1975
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1993
3	0031	BARN, MT AE	0	100	24	36	864.00	UT	3.00	100	2012
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
6002 SE COUNTRY CLUB RD, LAKE CITY											
BLD DATE: 05/06/2026 MLU											
LGL DATE: 05/06/2026 MLU											
LAND DATE: 05/06/2026 MLU											
AG DATE: 05/06/2026 MLU											
INC DATE: 05/06/2026 MLU											
TOTAL OB/XF: 14,144											

BUILDING NOTES											
BAS=[ORIG=0,0] W34 W12 S8 S20 E46 N28 \$											
BAS=[ORIG=0,0] N22 W12 S22 E12 \$											
BAS=[ORIG=-46,8] W12 S20 E12 N20 \$											
FSP=[ORIG=-34,0] N8 W20 S8 E20 \$											
FOP=[ORIG=-12,-22] W8 S12 E8 N12 \$											
UST=[ORIG=-51,0] W7 S8 E7 N8 \$											
FOP=[ORIG=-46,0] W5 S8 E5 N8 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W34 W12 S8 S20 E46 N28 \$											
BAS=[ORIG=0,0] N22 W12 S22 E12 \$											
BAS=[ORIG=-46,8] W12 S20 E12 N20 \$											
FSP=[ORIG=-34,0] N8 W20 S8 E20 \$											
FOP=[ORIG=-12,-22] W8 S12 E8 N12 \$											
UST=[ORIG=-51,0] W7 S8 E7 N8 \$											
FOP=[ORIG=-46,0] W5 S8 E5 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.76	AC	1.00