

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	
ELEMENT	CD CONSTRUCTION
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. 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
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240 100 240 20,787
BAS	264 100 264 22,866
BAS	1,288 100 1,288 111,557
FOP	40 30 12 1,039
FOP	96 30 29 2,512
FSP	160 40 64 5,543
UST	56 45 25 2,165
TOTALS	2,144 1,922 166,469

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			166,469
TOTAL MARKET OB/XF VALUE			14,144
TOTAL LAND VALUE - MARKET			28,160
TOTAL MARKET VALUE			208,773
SOH/AGL Deduction			11,333
ASSESSED VALUE			197,440
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			146,029
TOTAL JUST VALUE			208,773
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	30	1975	1975	3	30	10,752	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0031	BARN, MT AE	0 100	24	36	864.00	UT	3.00	3.00	100	2012	2012	3	100	2,592	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF											
6002 SE COUNTRY CLUB RD, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026	MLU							

BUILDING NOTES											

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	DPH 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	1.76	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,160							