COMM SW COR OF NE1/4 OF SW1/4,
RUN N 485 FT, E 50.04 FT FOR
POB, RUN E 229.75 FT, N 80 FT,

DREW SHALIMAR LYNN
5503 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

27-4S-17-08776-000

BUILDING CHARACTERISTICS

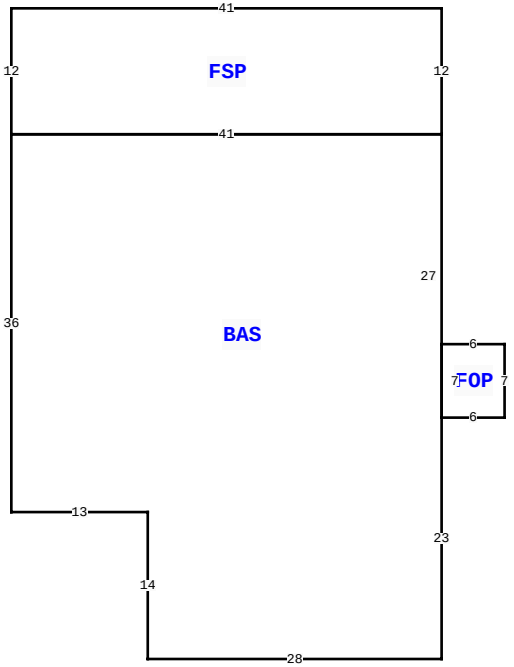
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,868	100		1,868	143,470
FOP	42	30		13	998
FSP	492	40		197	15,131
TOTALS	2,402			2,078	159,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	107.4150	118.16	245,536	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1868 HX Base Yr 2010



5503 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	449	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,449

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	0.44	AC		1.00	1.00	1.40	16,000.00	22,400.00	9,856							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.72	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,520							

REVIEW DATE 06/23/2017 BY DF Total Acres: 2.16 Total Land Value: 37,376 Market: 0 Agricultural: 0 Common: 37,376 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,598
TOTAL MARKET OB/XF VALUE		10,929
TOTAL LAND VALUE - MARKET		37,376
TOTAL MARKET VALUE		207,903
SOH/AGL Deduction		82,075
ASSESSED VALUE		125,828
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,417
TOTAL JUST VALUE		207,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,794

XFOB:3:1: ELCON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/2670	7/16/2015	WD	U	I	30	100
GRANTOR: EDNA MUNRO, LAMAR MUN						
GRANTEE: SHALIMAR LYNN DREW						
1193/1619	4/29/2010	PB	U	I	11	0
GRANTOR: CLERK OF COURT- PROB						
GRANTEE: SHALIMAR LYNN DREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S36 E13 S14 E28 N23 FOP= E6 N7 W6 S7$ N27$ FSP= N12 W41 S12 E41$.

COMM SW COR OF NE1/4 OF SW1/4,
RUN N 485 FT, E 50.04 FT FOR
POB, RUN E 229.75 FT, N 80 FT,

DREW SHALIMAR LYNN
5503 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

27-4S-17-08776-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	100	2009	2009	3	100	2,880	
12	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
13	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,480

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

REVIEW DATE 06/23/2017 BY DF Total Acres: 2.16 Total Land Value: 37,376 Market: 0 Agricultural: 0 Common: 37,376 PRINTED 11/17/2026 BY SYS