E 100 FT OF THE N 165 FT OF SE1/
353-443, 840-476, 916-507, 1076-

MYSKIV ILONA
460 SE COUNTY CLUB ROAD
LAKE CITY, FL 32025

2027

33-3S-17-06744-000

BUILDING CHARACTERISTICS

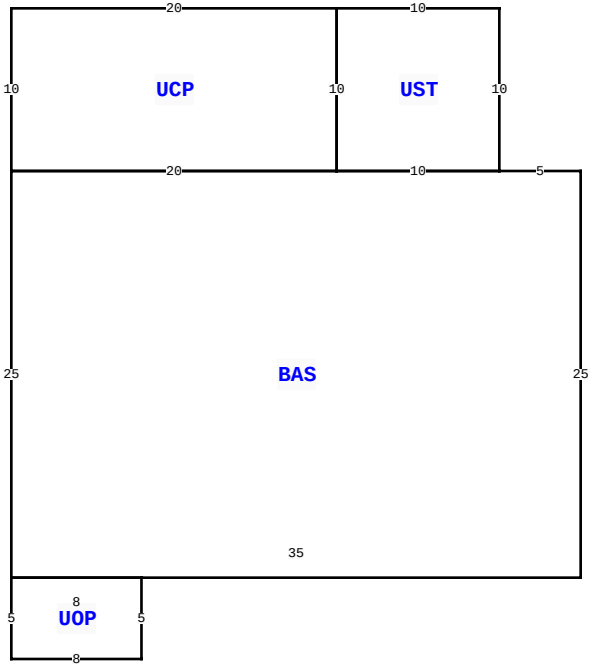
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100		875	62,165
UCP	200	20		40	2,842
UOP	40	20		8	568
UST	100	45		45	3,197
TOTALS	1,215			968	68,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	968	99.3600	109.30	105,802	1950	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 875 HX Base Yr 2026



460 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		68,771
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		14,800
TOTAL MARKET VALUE		83,771
SOH/AGL Deduction		0
ASSESSED VALUE		83,771
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,360
TOTAL JUST VALUE		83,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1085	4/18/2025	WD	Q	I	01	99,000
GRANTOR: FOWLER JODIE ANN						
GRANTEE: MYSKIV ILONA						
1076/2080	2/01/2006	WD	Q	I		145,000
GRANTOR: T EAGLE, W RILEY & KI						
GRANTEE: JODIE ANN FOWLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UST= N10 W10 S10 E10$ W 10 UCP= N10 W20 S10 E20$ W20 S25 UOP= S5 E8 N5 W8$ E35N25$.

LAND DESCRIPTION

TOTAL OB/XF 200

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 06/27/2025 BY TP Total Acres: 0.35 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 11/17/2026 BY SYS