LOT 4 BLOCK 1 GOLF MANOR S/D.
557-367, 712-753, 745-1907, 863-

WAGNER DUSTIN R/WAGNER TANYA L
604 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

33-3S-17-06752-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

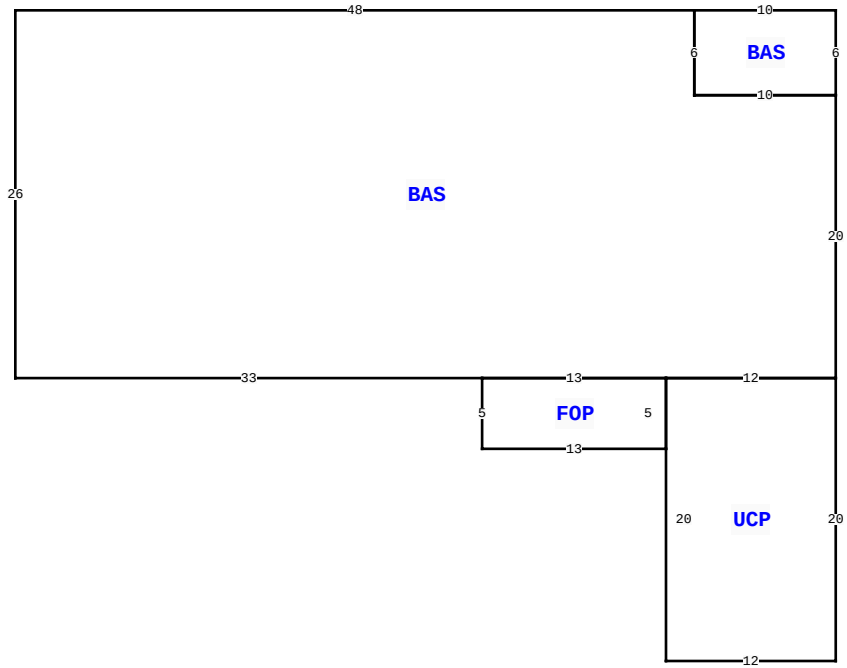
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	6,712
BAS	1,448	100		1,448	161,992
FOP	65	30		20	2,238
UCP	240	20		48	5,370
TOTALS	1,813			1,576	176,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	120.7800	137.69	216,999	1962	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2024 Heated Area: 1508 HX Base Yr 2024



604 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,312
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		198,612
SOH/AGL Deduction		0
ASSESSED VALUE		198,612
TOTAL EXEMPTION VALUE	HX HB 13	198,612
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		198,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,178

SALE:3:1: $.55 STAMPS ON DEED

SALE:2:1: $.55 STAMPS - COURT ORDER

SALE:1:1: LOT 4 BLK 1 GOLF CLUB MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1311	5/12/2023	WD	Q	I	01	220,000
GRANTOR: OBCUBE LLC						
GRANTEE: WAGNER DUSTIN R						
1487/1215	2/09/2023	WD	U	I	11	100
GRANTOR: T. JERNIGAN LLC						
GRANTEE: OBCUBE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S26 E33 E13 E12 N20 W10 N6 $
UCP=[ORIG=-2,26] S20 E12 N20 W12 $
BAS=[ORIG=10,6] N6 W10 S6 E10 $
FOP=[ORIG=-15,26] S5 E13 N5 W13 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/18/2023 BY ME Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS