LOT 5 BLOCK 1 GOLF MANOR S/D.

485-593, DC 884-608, 884-609, WD

CARMAN SEAN P/BRIGGS CHRISTA P
620 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

33-3S-17-06753-000

BUILDING CHARACTERISTICS

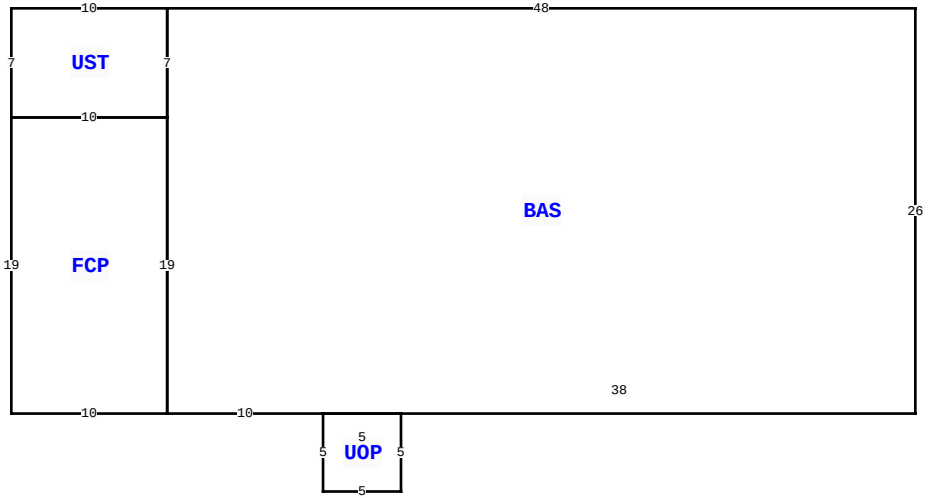
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	1,248	100		1,248	138,138
FCP	190	25		48	5,313
UOP	25	20		5	554
UST	70	45		32	3,542
TOTALS	1,533			1,333	147,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	115.0000	126.50	168,624	1962	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2022 Heated Area: 1248 HX Base Yr 2022



620 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	150	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,546
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		166,546
SOH/AGL Deduction		12,738
ASSESSED VALUE		153,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,397
TOTAL JUST VALUE		166,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048224	Remodel	16,987	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/2140	4/12/2021	WD	Q	I	01	139,000
GRANTOR: MURPHY ANDREW A JR						
GRANTEE: CARMAN SEAN P						
1370/1007	10/09/2018	WD	Q	I	01	110,000
GRANTOR: DEAN W & SWAWNA L WIN						
GRANTEE: ANDREW A MURPHY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UST= W10 S7 E10 N7$ S7 FCP= W10 S19 E10 N19 $ S19 E10 UOP= S5 E5 N5 W5$ E38 N26$.

LAND DESCRIPTION

TOTAL OB/XF 500

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 03/24/2026 BY robin Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS