LOT 9 BLOCK 2 GOLF MANOR S/D.

965-699, LE 1429-164, WD 1462-90

SABILLON PEDRO A/LOCKLEY SHAWYN L
564 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

33-3S-17-06770-000

BUILDING CHARACTERISTICS

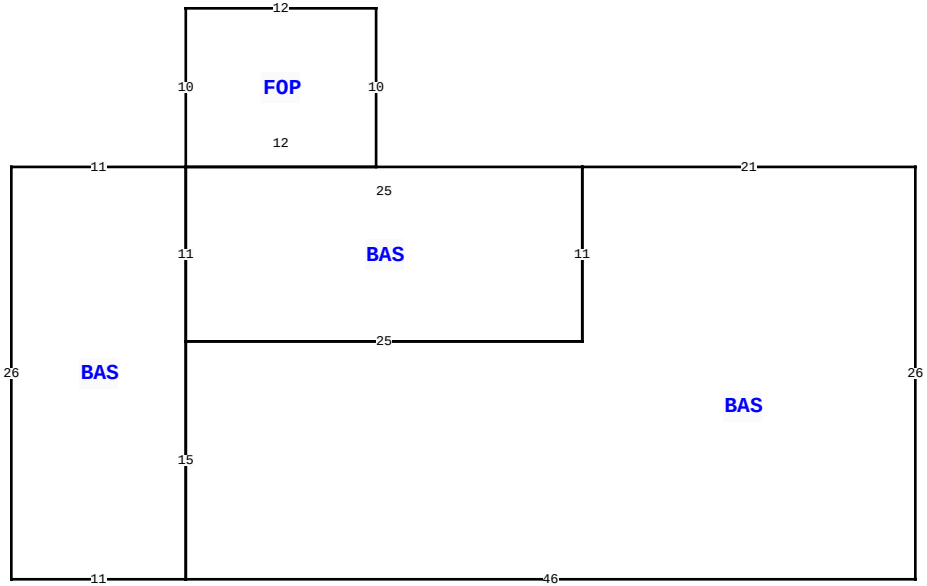
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
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	275	100		275	31,986
BAS	286	100		286	33,265
BAS	921	100		921	107,124
FOP	120	30		36	4,187
TOTALS	1,602			1,518	176,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	120.5000	132.55	201,211	1960	2015	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2023 Heated Area: 1482 HX Base Yr 2023



564 SE COUNTRY CLUB RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,563
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	198,063
SOH/AGL Deduction	0
ASSESSED VALUE	198,063
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	146,652
TOTAL JUST VALUE	198,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050377	Storage Building	4,700	07/17/2024
000050256	Right-of-Way Acce		07/01/2024
32016	MAINT/ALTR	125	06/05/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/909	3/17/2022	WD	Q	I	01	185,000
GRANTOR: LUNDE BLAKE N II						
GRANTEE: SABILLON PEDRO A						
1429/164	1/26/2021	LE	U	I	14	100
GRANTOR: LUNDE BLAKE N II						
GRANTEE: LUNDE BLAKE N II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= W25 S11 E25 N11$ S11 W25 BAS= N11 FOP= E12 N10 W12 S10$ W11 S26 E11 N15$ S15 E46 N26$.

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	2004	2004	3	100	400	
2	0040	BARN,POLE	0	100	20	20	400.00	UT	6.50	6.50	100	2025	2024		100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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 10/11/2024 BY randall Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS