LOTS 9 & 10 & ALL OF LOT 11 BLOC
N OF US-90. COUNTRY CLUB ESTATES

TOM GEORGE
1090 SW SPRUCE RD, C/O BETH WESTON
FT WHITE, FL 32038

2027

34-3S-17-07095-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0110	SFRES/COMMERCIAL

MAP NUM | MKT AREA 06

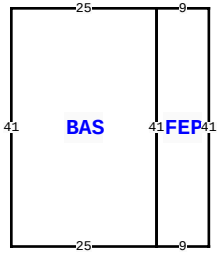
NEIGHBORHOOD/LOC 34317.070 1.00/

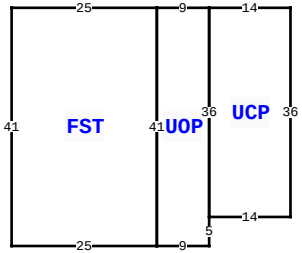
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	2,735
FEP	369	80		295	787
FST	1,025	55		564	1,505
UCP	504	20		101	269
UOP	369	20		74	197
TOTALS	3,292			2,059	5,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	01	2,059	36.0549	13.34	27,467	1950	1950	0	0	40	50.00	20.00

1 C B MISC 0% - 2021 Heated Area: 1025 HX Base Yr





1823 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5,493
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	49,543
SOH/AGL Deduction	0
ASSESSED VALUE	49,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,543
TOTAL JUST VALUE	49,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37433	PUMP/UTPOL	50	11/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/1362	8/20/1998	QC	Q	I	01	0

GRANTOR: MEDDIE R PARKER

GRANTEE: MEDDIE PARKER & GEO

BUILDING NOTES

BUILDING DIMENSIONS

FST=[ORIG=0,0] W25 S41 E25 N41 $
BAS=[ORIG=-9,-71] W25 S41 E25 N41 $
UCP=[ORIG=9,36] E14 N36 W14 S36 $
UOP=[ORIG=0,41] E9 N5 N36 W9 S41 $
FEP=[ORIG=0,-30] N41 W9 S41 E9 $
.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

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	1001	C	MISC COMMERC	0		CI	125.00	140.00	8,750.00	SF		1.00	1.00	1.00	2.50	2.50	21,875							
2	1001	C	MISC COMMERC	0			0.00	0.00	8,750.00	SF		1.00	1.00	1.00	2.50	2.50	21,875							

REVIEW DATE 04/19/2023 BY RP Total Acres: 0.40 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS