LOT 1 BLK 1 COUNTRY CLUB EST REP
771-1813,1814, 786-698, LE 811-5

FERREYRA LUISA
280 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07098-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

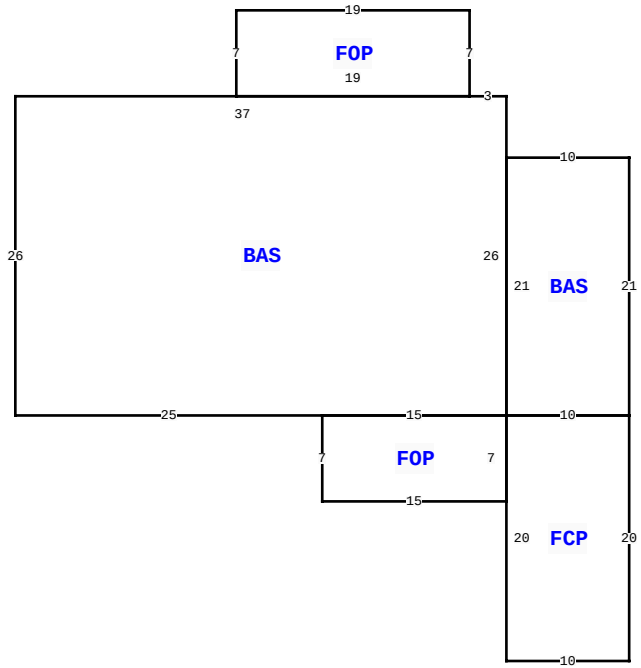
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	210	100		210	21,516
BAS	1,040	100		1,040	106,558
FCP	200	25		50	5,123
FOP	105	30		32	3,279
FOP	133	30		40	4,098
TOTALS	1,688			1,372	140,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,372	138.2700	157.63	216,268	1962	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1250 HX Base Yr



280 SE DEFENDER DR, 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	140,574
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	20,905
TOTAL MARKET VALUE	162,679
SOH/AGL Deduction	3,184
ASSESSED VALUE	159,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,495
TOTAL JUST VALUE	162,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31070	MAINT/ALTR	0	05/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1421/2252	10/12/2020	WD	Q	I	01	125,000
GRANTOR: FANNIE GARNER						
GRANTEE: LUISA FERREYRA						
0949/2317	3/22/2002	WD	Q	I		57,900
GRANTOR: JERRY & DONALD LEWIS						
GRANTEE: SYLVESTER & FANNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N7 W19 S7 E19$ W37 S26 E25 FOP= S7 E15 N7 W15$ E15 FCP= S20 E10 N20 W10 $ BAS= E10 N21 W10 S21$ 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		RSF-	2110.00	127.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 01/18/2017 BY BC Total Acres: 0.32 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 05/08/2026 BY SYS