LOT 12 BLOCK 1 COUNTRY CLUB ESTA
537-315, 621-435, 637-548, 850-2

GIANG LAM C/PHAN HONG VAN THI
115 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2027

34-3S-17-07108-001

BUILDING CHARACTERISTICS

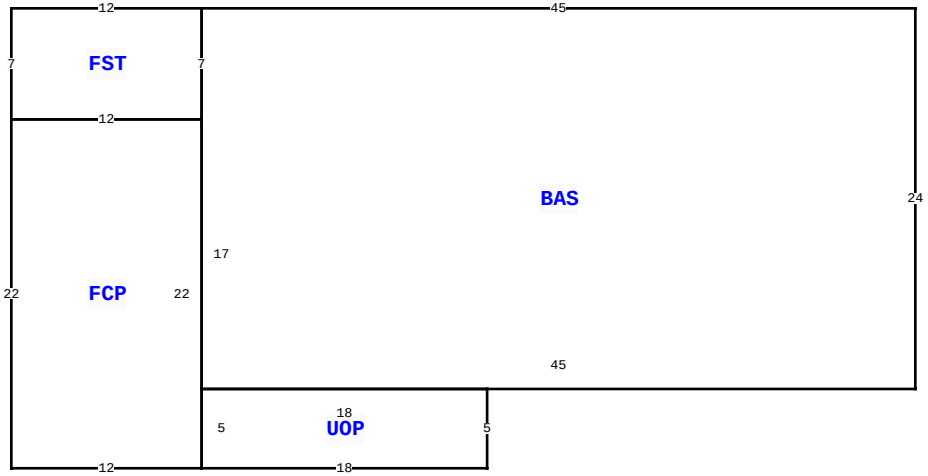
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	93,338
FCP	264	25		66	5,704
FST	84	55		46	3,975
UOP	90	20		18	1,555
TOTALS	1,518			1,210	104,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,210	120.8700	132.96	160,882	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1080 HX Base Yr 1998



115 SE GOLF CLUB AVE, 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	8	10	1.00	UT	150.00	150.00	50	1993	1993	3	50	75	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,573
TOTAL MARKET OB/XF VALUE		1,025
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		124,098
SOH/AGL Deduction		41,659
ASSESSED VALUE		82,439
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,028
TOTAL JUST VALUE		124,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31197	MAINT/ALTR	40	06/25/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/955	2/15/2022	WD	U	I	30	100
GRANTOR: GIANG LAM C						
GRANTEE: GIANG LAM C						
0850/2205	12/29/1997	WD	Q	I		52,300
GRANTOR: BELLAMY						
GRANTEE: GIANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FST= W12 S7 E12 N7$S7 FCP= W12 S22 E12 N22$ S17 UOP= S5 E18 N5 W18$ E45 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,025

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	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/18/2017 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS