LOT 1 BLOCK 2 COUNTRY CLUB ESTAT
EX RD R/W.

BLUEWATER BUSINESS VENTURES LLC
386 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2027

34-3S-17-07109-000

BUILDING CHARACTERISTICS

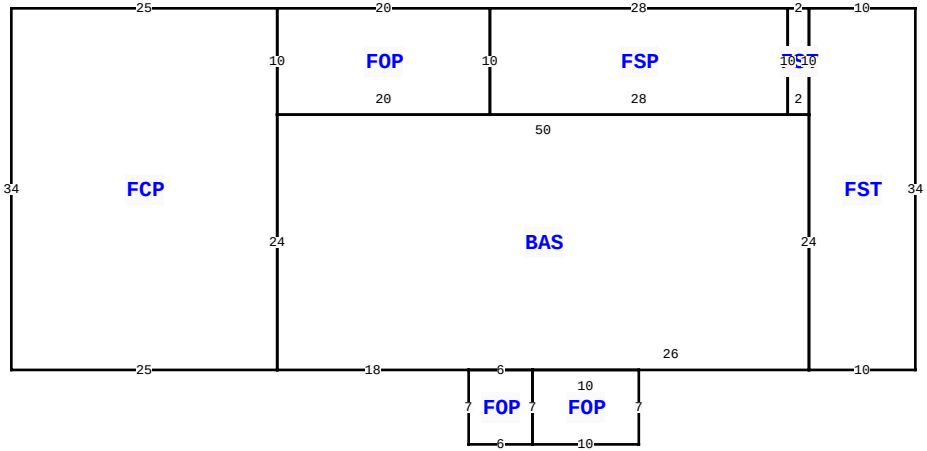
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1700	OFFICE BLD 1STY
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	1,200	100		1,200	97,367
FCP	850	25		212	17,202
FOP	42	30		13	1,055
FOP	70	30		21	1,704
FOP	200	30		60	4,869
FSP	280	40		112	9,088
FST	20	55		11	892
FST	340	55		187	15,173
TOTALS	3,002			1,816	147,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	113.4840	124.83	226,691	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1200 HX Base Yr



386 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	147,349
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	167,049
SOH/AGL Deduction	0
ASSESSED VALUE	167,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,049
TOTAL JUST VALUE	167,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,729

SALE:2:1: $.60 STAMPS

SALE:1:1: LOT 1 BLOCK 2 COUNTRY CLUB ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/468	2/03/2023	WD	U	I	30	50,000
GRANTOR: MILDRED VIRGINIA TINE						
GRANTEE: BLUEWATER BUSINESS						
1242/0626	9/27/2012	WD	U	I	17	42,500
GRANTOR: FIRST FULL GOSPEL CHU						
GRANTEE: MILDRED VIRGINIA TI						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W10 S10 FST= N10 W2 FSP= W28 FOP= W20 S10 E20 N10$ S10 E28 N10$ S10 E2$ BAS= W50 FCP= N10 W25 S34 E25 N24$ S24 E18 FOP= S7 E6 N7 W6$ E6 FOP= S7 E10 N7 W10$ E26 N24$ S24 E10 N34$.

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	1700	C	1STORY OFF	0		CG	86.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/09/2023 BY ME Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS