LOT 7 BLOCK 2 COUNTRY CLUB ESTAT

WD 422-495, DC 1303-1371, LE 144

BIRCHARD JESSIE
490 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2027

34-3S-17-07114-000

BUILDING CHARACTERISTICS

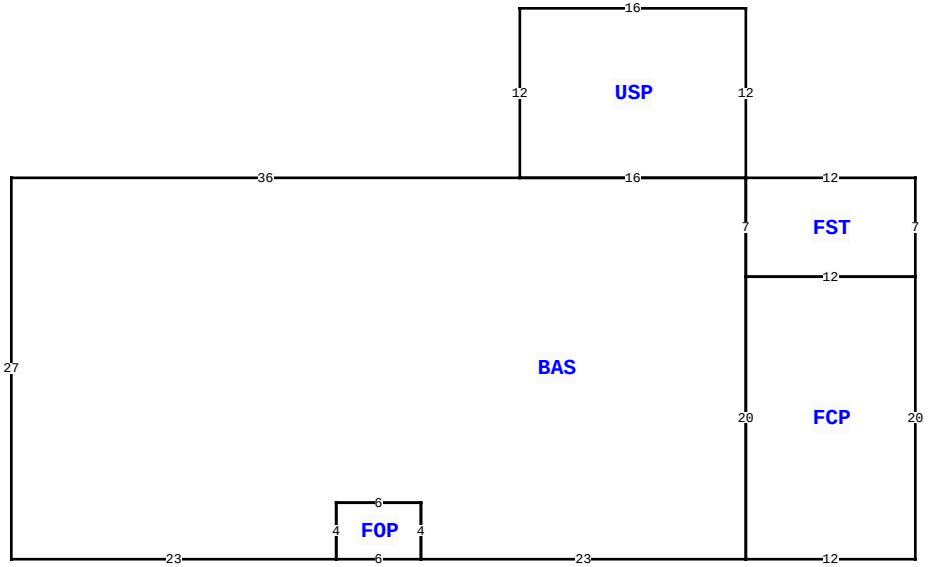
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,380	100		1,380	121,813
FCP	240	25		60	5,296
FOP	24	30		7	618
FST	84	55		46	4,061
USP	192	35		67	5,914
TOTALS	1,920			1,560	137,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	123.4530	135.80	211,848	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1380 HX Base Yr



490 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
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	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,701
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		160,206
SOH/AGL Deduction		78,673
ASSESSED VALUE		81,533
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		25,122
TOTAL JUST VALUE		160,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050382	Electrical Servic	0	07/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/928	10/05/2021	LE	U	I	14	0

GRANTOR: BIRCHARD JESSIE (ENH

GRANTEE: BIRCHARD MARK (RMDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E23 FOP= E6 N4 W6 S4$ N4 E6 S4 E23 FCP= E12 N20 W12 S20$ N20 FST= E12 N7 W12 S7$ N7 USP= N12 W16 S12 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	90.00	142.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 07/25/2024 BY TW Total Acres: 0.29 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/17/2026 BY SYS