LOT 9 BLOCK 2 COUNTRY CLUB ESTAT
333-395, LE 1340-580, DC 1430-10

MCADAMS SHARON A
623 SE DEFENDER DR
LAKE CITY, FL 32055

2027

34-3S-17-07116-000

BUILDING CHARACTERISTICS

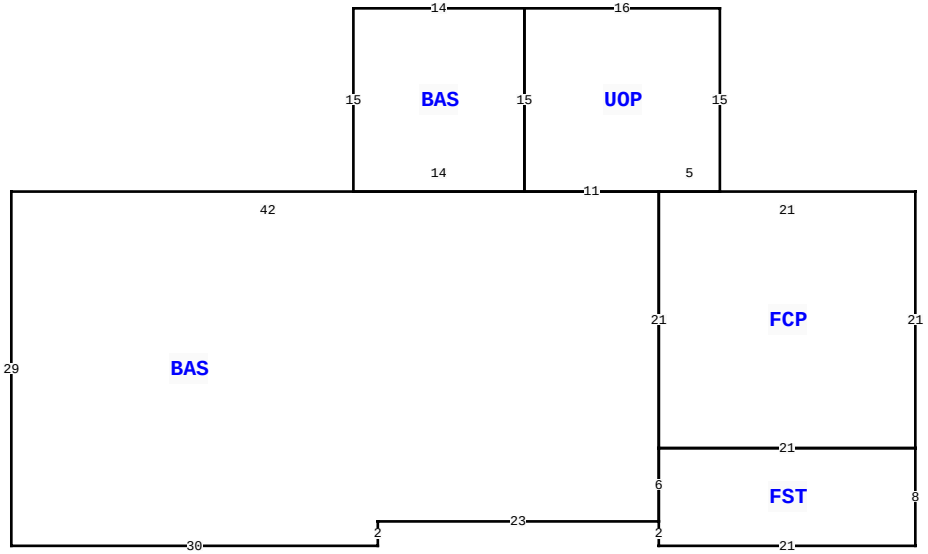
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	210	100		210	16,604
BAS	1,491	100		1,491	117,887
FCP	441	25		110	8,697
FST	168	55		92	7,274
UOP	240	20		48	3,795
TOTALS	2,550			1,951	154,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	110.5800	121.64	237,320	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1701 HX Base Yr



623 SE DEFENDER DR, 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	240	
2	0296	SHED METAL	0	100	16	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
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	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	
5	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	100	2003	2003	3	100	1,920	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,258
TOTAL MARKET OB/XF VALUE		3,860
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		179,023
SOH/AGL Deduction		84,849
ASSESSED VALUE		94,174
TOTAL EXEMPTION VALUE	HX HB SX WX	94,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		179,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/0580	6/29/2017	LE	U	I	14	100

GRANTOR: WALTER S & SHARON A M

GRANTEE: WALTER S MCADAMS JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N15 W14 S15 E14$ BAS= W42 S29 E30 N2 E23 FST= S2 E21 N8 W21 S6$ N6 FCP= E21N21 W21 S21$ N21 UOP= E5 N15 W16 S15 E11$ W11$.

LAND DESCRIPTION

TOTAL OB/XF 3,860

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	110.00	125.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 01/27/2017 BY BC Total Acres: 0.32 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/17/2026 BY SYS