LOT 10 BLOCK 2 COUNTRY CLUB ESTA
773-812, 870-612, 877-1603,

TON HIEP T/MILLER KIM H
603 SE DEFENDER DR
LAKE CITY, FL 32025

**2027**

**34-3S-17-07117-000**

## BUILDING CHARACTERISTICS

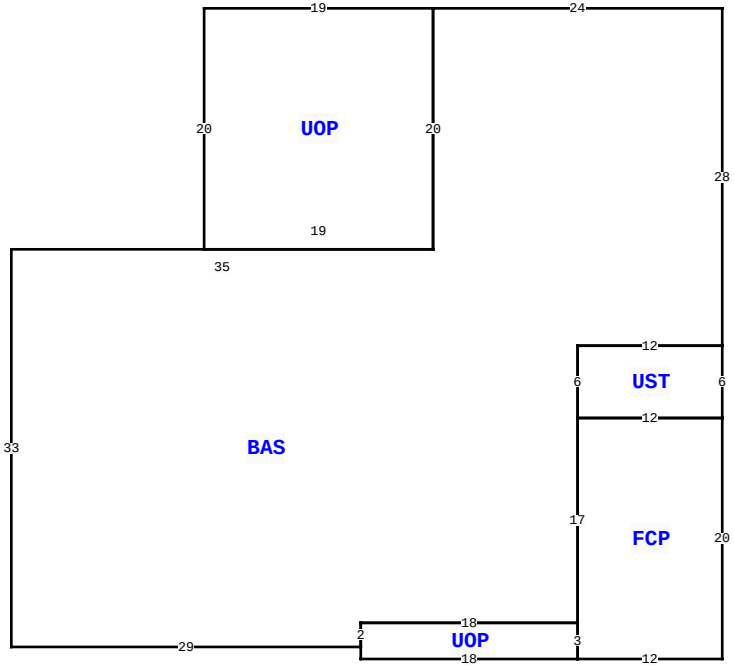
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 2,091 | 100 | | 2,091 | 150,227 |
| FCP | 240 | 25 | | 60 | 4,311 |
| UOP | 54 | 20 | | 11 | 790 |
| UOP | 380 | 20 | | 76 | 5,460 |
| UST | 72 | 45 | | 32 | 2,299 |
| TOTALS | 2,837 | | | 2,270 | 163,087 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,270 | 100.4850 | 110.53 | 250,903 | 1964 | 1964 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 50% - 2004 Heated Area: 2091 HX Base Yr 2004




603 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 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0120 | CLFENCE 4 | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0296 | SHED METAL | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 163,087 |
| TOTAL MARKET OB/XF VALUE | | 800 |
| TOTAL LAND VALUE - MARKET | | 24,050 |
| TOTAL MARKET VALUE | | 187,937 |
| SOH/AGL Deduction | | 70,211 |
| ASSESSED VALUE | | 117,726 |
| TOTAL EXEMPTION VALUE | HA HAB | 27,963 |
| BASE TAXABLE VALUE | | 89,763 |
| TOTAL JUST VALUE | | 187,937 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 190,903 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28349 | MAINT/ALTR | 30 | 01/29/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0877/1603 | 3/22/1999 | WD | Q | I | 01 | 58,000 |
| GRANTOR: FEDERAL HOME LOAN MTG | | | | | | |
| GRANTEE: HIEP TON & KIM MILL | | | | | | |
| 0870/0612 | 11/10/1998 | CT | Q | I | 01 | 44,990 |
| GRANTOR: CLERK OF CLURT | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 UOP= W19 S20 E19 N20$ S20 W35 S33 E29 UOP= S1 E18 N3 W18 S2$ N2 E18FCP= S3 E12 N20 W12 S17$ N17 UST= E12 N6 W12 S6$ N6 E12 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 800

| 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 | 50 | | RSF-2 | 100.00 | 167.00 | 1.00 | LT | | 1.00 | 1.00 | 1.30 | 18,500.00 | 24,050.00 | 24,050 | | | | | | | |

REVIEW DATE 01/27/2017 BY BC Total Acres: 0.38 Total Land Value: 24,050 Market: 0 Agricultural: 0 Common: 24,050 PRINTED 11/17/2026 BY SYS