LOT 4 BLOCK 3 COUNTRY CLUB ESTAT
PB 96-16-CP 817-1294-1303, PR 82

FAKHOURI SERENA ANGELINA
465 GOLF CLUB AVE
LAKE CITY, FL 32025

2027

34-3S-17-07131-000

BUILDING CHARACTERISTICS

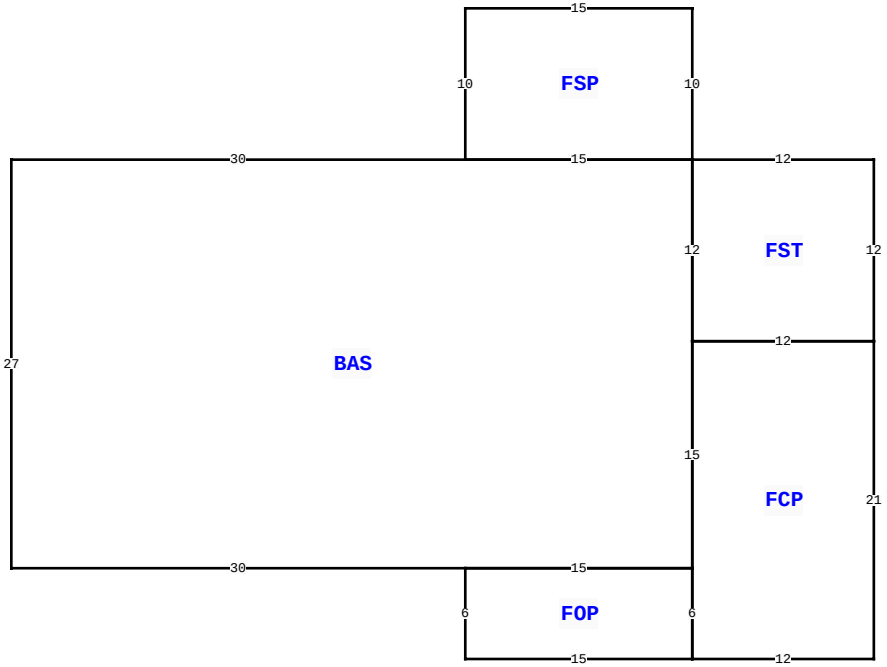
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,215	100		1,215	100,077
FCP	252	25		63	5,189
FOP	90	30		27	2,224
FSP	150	40		60	4,942
FST	144	55		79	6,507
TOTALS	1,851			1,444	118,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	115.2000	126.72	182,984	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1215 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

465 SE GOLF CLUB AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,940
TOTAL MARKET OB/XF VALUE	930
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	138,370
SOH/AGL Deduction	41,990
ASSESSED VALUE	96,380
TOTAL EXEMPTION VALUE	HX HB SX 96,380
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	138,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1896	6/07/2026	PR	Q	I	01	175,000
GRANTOR: LOGAN NORA F						
GRANTEE: FAKHOURI SERENA ANG						
0973/0164	1/23/2003	WD	Q	I		62,000
GRANTOR: SUSANNE CICERO FKA SU						
GRANTEE: NORA F LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S27 E30 FOP= S6 E15N6 W15$ E15 FCP= S6 E12 N21 W12 S 15$ N15 FST= E12 N12 W12 S12$ N12 FSP= N10 W15 S10E15$ W15$.

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	30	
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	0.00	0.00	100	1993	1993	3	100	200	
5	0169	FENCE/WOOD	0	100	8	10	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 930

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	112.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2017 BY BC Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS