LOT 11 BLOCK 3 COUNTRY CLUB ESTA
639-788, 669-142, 746-7, 773-598

FARMER MARVIN F
608 SE DEFENDER DRIVE
LAKE CITY, FL 32025

2027

34-3S-17-07138-000

BUILDING CHARACTERISTICS

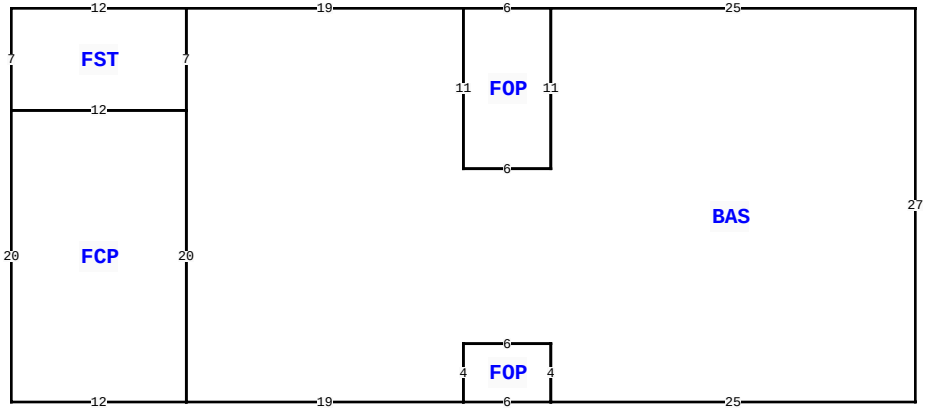
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,260	100		1,260	105,135
FCP	240	25		60	5,006
FOP	24	30		7	584
FOP	66	30		20	1,669
FST	84	55		46	3,838
TOTALS	1,674			1,393	116,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,393	116.7000	128.37	178,819	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1260 HX Base Yr 1996



608 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,232
TOTAL MARKET OB/XF VALUE		580
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		135,312
SOH/AGL Deduction		65,538
ASSESSED VALUE		69,774
TOTAL EXEMPTION VALUE	HX HB 13	69,774
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		135,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/2343	6/30/1995	WD	Q	I		41,900
GRANTOR: WALTER & SHARON MCADA						
GRANTEE: MARVIN F & CHERRY L						
0795/1535	9/07/1994	WD	Q	I	02	0
GRANTOR: SHARON A MCADAMS & WA						
GRANTEE: WALTER S & SHARON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W6 S11 E6 N11$S11 W6 N11 W19 FST= W12 S7 E12 N7$ S7 FCP= W12 S20 E12 N20$ S20 E19 FOP= E6 N4 W6 S4$ N4 E6 S4 E25 N27$.

LAND DESCRIPTION

TOTAL OB/XF 580

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	85.00	127.00	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: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS