LOT 10 BLOCK 7 COUNTRY CLUB ESTA
910-2270, DC 1325-1548, CT 1339-

DROW MICHAEL AARON
449 SE DEFENDER DR
LAKE CITY, FL 32025

2027

34-3S-17-07166-000

BUILDING CHARACTERISTICS

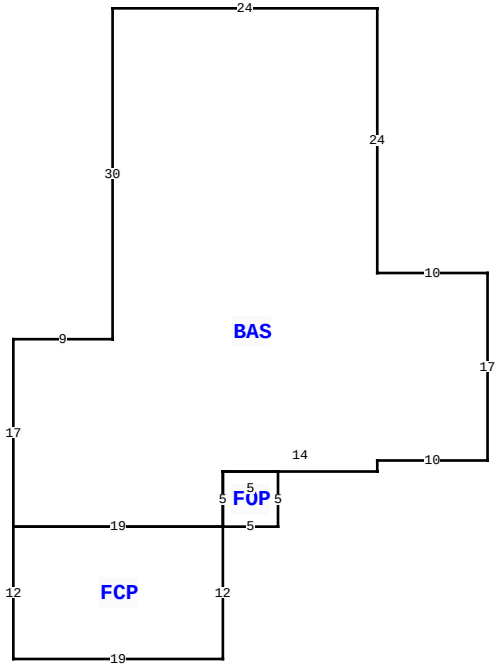
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,381	100		1,381	109,603
FCP	228	25		57	4,524
FOP	25	30		8	635
TOTALS	1,634			1,446	114,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,446	111.0000	122.10	176,557	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1381 HX Base Yr 2026



449 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	1993	1993	3	100	700	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	990	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,762
TOTAL MARKET OB/XF VALUE		2,790
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		136,052
SOH/AGL Deduction		0
ASSESSED VALUE		136,052
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,641
TOTAL JUST VALUE		136,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38686	MAINT/ALTR	0	10/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1204	9/25/2024	WD	Q	I	01	168,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: DROW MICHAEL AARON						
1341/2796	8/17/2017	WD	U	I	12	59,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: PARKER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 W9 S17 FCP= S12E19N12 W19$ E19 FOP= E5 N5 W5S5$ N5 E14 N1 E10 N17 W10 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,790

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	93.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/30/2024 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS