LOT 4 BLOCK 8 COUNTRY CLUB ESTAT
629-599, 659-539, 792-363, 848-2

4M LAND DEVELOPMENT
1409 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

34-3S-17-07173-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

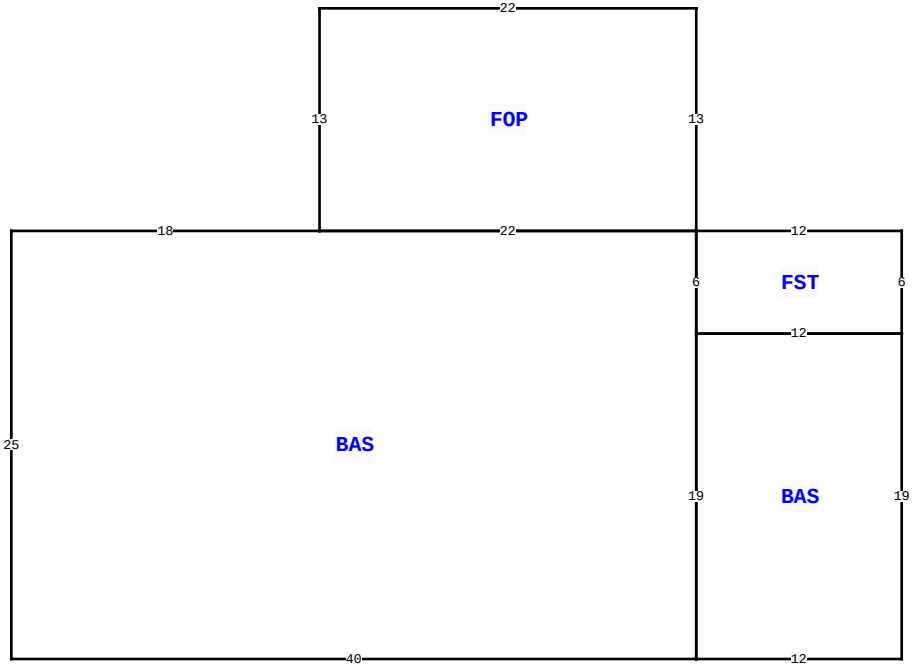
NEIGHBORHOOD/LOC 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	16,301
BAS	1,000	100		1,000	71,494
FOP	286	30		86	6,148
FST	72	55		40	2,860
TOTALS	1,586			1,354	96,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	99.9900	109.99	148,926	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1228 HX Base Yr 2013



164 SE GOLF CLUB AVE, 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	1,250.00	1,250.00	50	0	0	3	50	625	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	6	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,802
TOTAL MARKET OB/XF VALUE		1,075
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		116,377
SOH/AGL Deduction		46,871
ASSESSED VALUE		69,506
TOTAL EXEMPTION VALUE	HX HB	44,506
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/417	6/24/2026	CT	U	I	18	62,000
GRANTOR: CLERK OF COURT						
GRANTEE: 4M LAND DEVELOPMENT						
1240/2448	8/31/2012	WD	U	I	40	50,000
GRANTOR: COLUMBIA MOTORSPORTS						
GRANTEE: MYCHAEL ANDERSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S25 E40 BAS= E12 N19 W12 S19$ N19 FST= E12 N6 W12 S6$ N6 FOP= N13 W22 S13 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 1,075

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	80.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/01/2017 BY BC Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS