LOT 6 BLOCK 10 COUNTRY CLUB ESTA
828-1158, 891-2098, WD 1125-2354

WELSH NATHAN A/WELSH SAMANTHA N
486 SE DEFENDER DR
LAKE CITY, FL 32025

2027

34-3S-17-07198-000

BUILDING CHARACTERISTICS

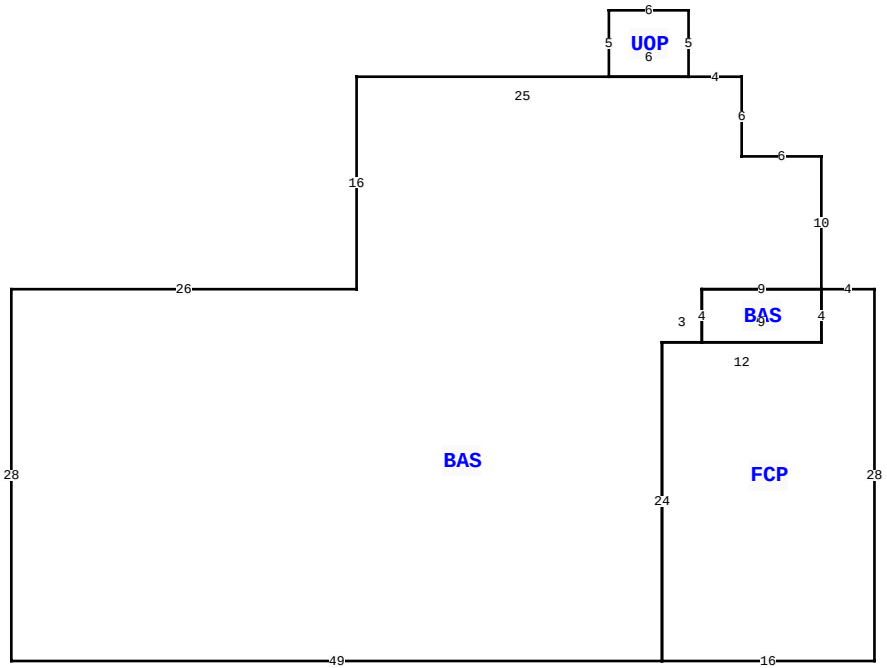
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	36	100		36	3,305
BAS	1,908	100		1,908	175,154
FCP	400	25		100	9,180
UOP	30	20		6	551
TOTALS	2,374			2,050	188,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	128.3931	141.23	289,522	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1944 HX Base Yr 2025



486 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,189
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		208,089
SOH/AGL Deduction		0
ASSESSED VALUE		208,089
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,678
TOTAL JUST VALUE		208,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048955	Roof Replacement	13,000	01/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/777	4/19/2024	WD	U	I	37	170,000
GRANTOR: PARTINGTON THOMAS						
GRANTEE: WELSH NATHAN A						
1422/1193	10/15/2020	WD	Q	I	01	150,000
GRANTOR: TERRY & KARI GRIFFIS						
GRANTEE: THOMAS PARTINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N5 W6 S5 E6 $ W25 S16 W26 S28 E49 FCP= E16N28
W4 BAS= W9 S4 E9 N4$ S4 W12 S24$ N24 E3 N4 E9 N10 W6 N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	94.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/07/2024 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS