

LOT 14 BLOCK 10 COUNTRY CLUB
ESTATES REPLAT S/D.
311-106, 781-1229, 907-1150,

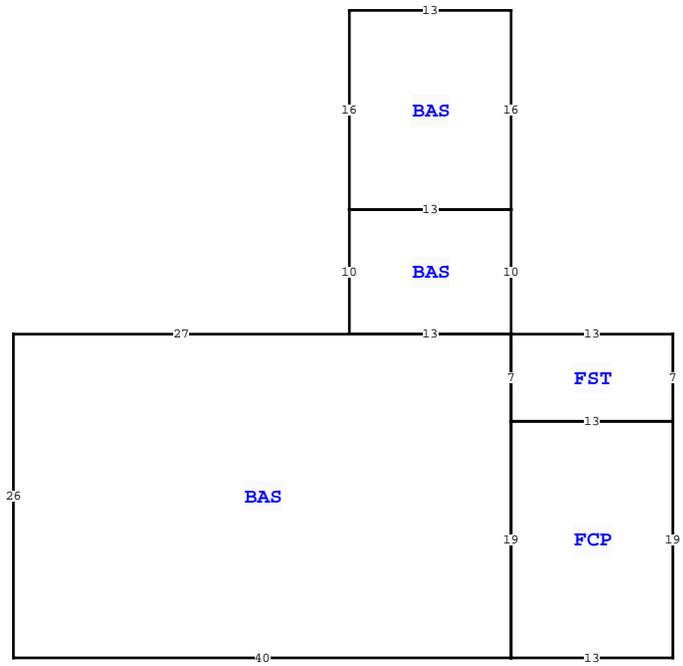
CHISLUM DEBORAH
285 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07206-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
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
BAS	130	100	
BAS	208	100	
BAS	1,040	100	
FCP	247	25	
FST	91	55	
TOTALS	1,716		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,490	125.9700	143.61	213,979	1962	2000	0	0	31.25	68.75
1 SINGLE FAM 100% - 2019 Heated Area: 1378 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			147,111
TOTAL MARKET OB/XF VALUE			2,225
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			167,836
SOH/AGL Deduction			46,574
ASSESSED VALUE			121,262
TOTAL EXEMPTION VALUE	HX HB 13		121,262
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			167,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053034	Remodel	7,000	05/06/2025
000048539	Roof Replacement	14,500	10/30/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2684	8/03/2018	WD	Q	I	01	119,000
GRANTOR: KRISTEN LEE						
GRANTEE: DEBORAH CHISLUM						
1330/2770	2/13/2017	WD	U	I	30	100
GRANTOR: ERNEST W LEE						
GRANTEE: KRISTEN LEE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	1.00	0.00	100	0
2	0120	CLFENCE 4	0	100	0	0	0	1.00	300.00	75	1993
3	0294	SHED WOOD/	0	100	0	0	0	1.00	0.00	100	2012
4	0166	CONC, PAVMT	0	100	0	0	0	1.00	0.00	100	2012

TOTAL OB/XF												2,225
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU					
285 SE GOLF CLUB AVE, LAKE CITY												

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W27 S26 E40 FCP= E13 N19 W13 S19\$ N19 FST= E13 N7 W13 S7\$ N7 BAS= N10 BAS= N16 W13 S16 E13\$ W13 S10 E13\$ W13\$.											

LAND DESCRIPTION												TOTAL OB/XF												2,225
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							