

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

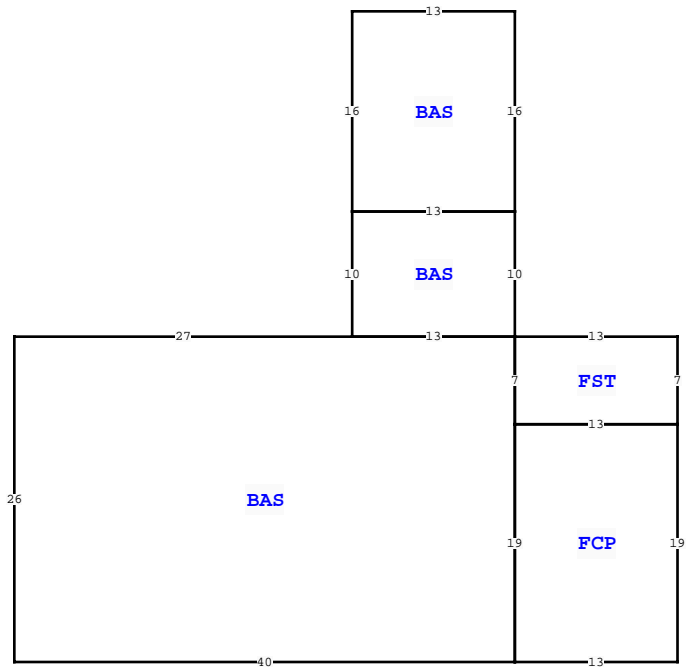
CHISLUM DEBORAH
285 SE GOLF CLUB AVE
LAKE CITY, FL 32025

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 | 141.09 | 210,224 | 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 | | | 144,529 |
| TOTAL MARKET OB/XF VALUE | | | 2,225 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 165,254 |
| SOH/AGL Deduction | | | 43,992 |
| ASSESSED VALUE | | | 121,262 |
| TOTAL EXEMPTION VALUE | HX HB 13 | | 121,262 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 165,254 |
| 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 | | 285 SE GOLF CLUB AVE, LAKE CITY | | | | | | | | | | | | | | | |
|----------------|------------|---------------------------------|-----|-----|---|---|-------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 250 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 75 | 1993 | 1993 | 3 | 75 | 225 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,500 | |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 250 | |

| BLD DATE | | LGL DATE | |
|----------|--|------------|-----|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |
| | | 04/21/2023 | MLU |

| 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 | | | | | | | |