

LOT 5 & 6 BLOCK 11 COUNTRY CLUB ESTARES REPLAT. ORB 289-343, 397-341, 854-2274

BROWN SHANETTE A 619 SE COUNTRY CLUB RD LAKE CITY, FL 32025

2026

34-3S-17-07216-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
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
Architectural	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	1,437	100	
FOP	88	30	
UOP	72	20	
TOTALS	1,597		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2003								
Heated Area: 1437						HX Base Yr 2003					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/21/2023	MLU							
INC DATE		AG DATE									

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		134,033	
TOTAL MARKET OB/XF VALUE		560	
TOTAL LAND VALUE - MARKET		29,600	
TOTAL MARKET VALUE		164,193	
SOH/AGL Deduction		88,345	
ASSESSED VALUE		75,848	
TOTAL EXEMPTION VALUE	HX HB	50,848	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		164,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0907/0109	5/24/2000	WD	Q	I		54,900
GRANTOR: CENDANT MTG CORP						
GRANTEE: SHANETTE A BROWN						
0880/1149	4/29/1999	WD	Q	I		0
GRANTOR: CLERK OF COURT						
GRANTEE: CENDANT MTG CORP (F						

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	0	0.00	100	0
2	0258	PATIO	0	100	0	0	0	0	0.00	100	0
3	0120	CLFENCE	4	0	100	0	0	0	0.00	100	1993

TOTAL OB/XF												560												
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	90.00	121.00	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W27 UOP= N8 W9 S8 E9\$ W34 S25 E26 FOP= E22 N4 W22 S4\$ N4 E22 S4 E13 N25\$.											