

LOT 7 BLOCK 11 COUNTRY CLUB  
ESTATES REPLAT S/D. 313-681,  
819-2138, 881-1481, WD 1014-

CARC-ADVOCATES FOR CITIZENS WITH DISABILITIES, INC  
512 SW SISTERS WELCOME RD  
LAKE CITY, FL 32025

2026

34-3S-17-07217-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	06	BD/BATTEN	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	04	04	
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	1,056	100	
FCP	240	25	
FOP	64	30	
UST	96	45	
TOTALS	1,456		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0								
				Heated Area: 1056			HX Base Yr				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			110,276
TOTAL MARKET OB/XF VALUE			950
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			129,726
SOH/AGL Deduction			644
ASSESSED VALUE			129,082
TOTAL EXEMPTION VALUE	10		129,082
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			129,726
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31304	REMODEL	105	08/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/1407	4/29/2016	WD	U	I	18	0
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: CARC-ADVOCATES FOR						
1249/0716	1/28/2013	WD	U	I	18	54,500
GRANTOR: FANNIE MAE A/K/A FEDE						
GRANTEE: COLUMBIA COUNTY BOA						

EXTRA FEATURES																	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W44 UST= W12 S8 E12 N8\$S8 FCP= W12 S20 E12 N20\$ S16 FOP= S4 E16 N4 W16\$ E44 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							