LOT 8 BLOCK 11 COUNTRY CLUB ESTA
554-24, 798-1370, WD 1035-691, W

BOOZER WILLIAM J/BOOZER MARILEE S
657 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

34-3S-17-07218-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

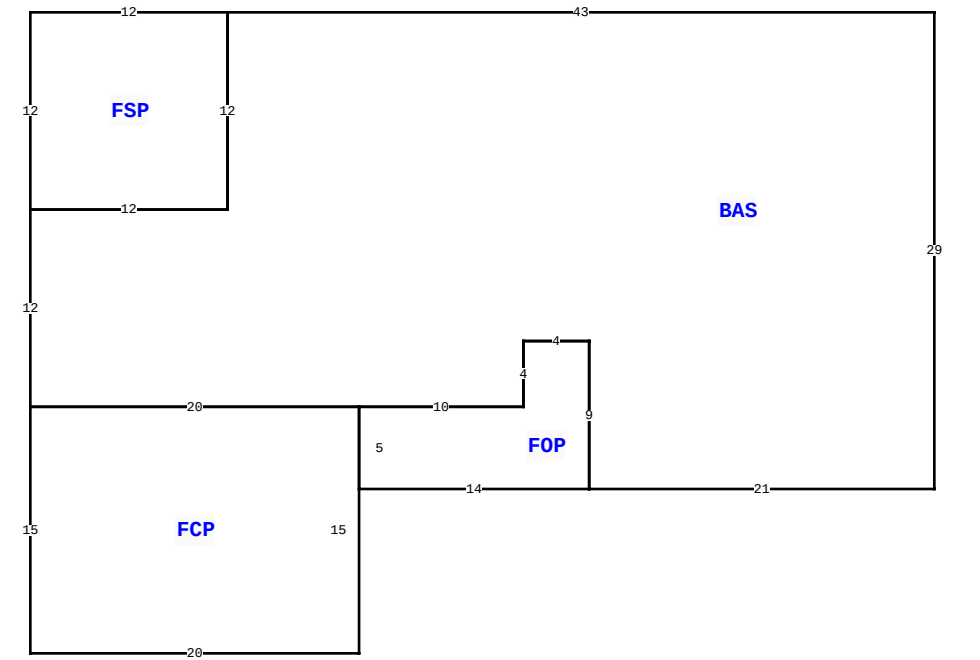
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100		1,265	112,056
FCP	300	25		75	6,644
FOP	86	30		26	2,303
FSP	144	40		58	5,138
TOTALS	1,795			1,424	126,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,424	119.5440	136.28	194,063	1967	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1265 HX Base Yr 2021



657 SE COUNTRY CLUB RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,141
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		146,441
SOH/AGL Deduction		66,401
ASSESSED VALUE		80,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,629
TOTAL JUST VALUE		146,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,228

SALE:1:1: LOT 8 BLK 11 COUNTRY CLUB ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050730	Roof Replacement	10,750	09/04/2024
000039376	Remodel	4,149	05/11/2021
39376	REMODEL	0	03/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1404/1380	1/29/2020	WD	Q	I	01	103,000
GRANTOR: JOHN H STANFORD						
GRANTEE: WILLIAM J & MARILEE						
1035/0691	12/21/2004	WD	Q	I		68,000
GRANTOR: KAREN L NITZKY						
GRANTEE: JOHN H STANFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= W12 S12 E12 N12$ S12 W12 S12 FCP= S15 E20N15 W20$ E20 FOP= S5 E14 N9 W4 S4 W10$ E10 N4 E4 S9 E21 N29$.

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	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	90.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/14/2025 BY jerry Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/11/2026 BY SYS