

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
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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	1,265	100	
FCP	300	25	
FOP	86	30	
FSP	144	40	
TOTALS	1,795		

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%	- 2021		Heated Area: 1265					HX Base Yr 2021	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			123,928
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			144,228
SOH/AGL Deduction			64,188
ASSESSED VALUE			80,040
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			28,629
TOTAL JUST VALUE			144,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,228

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	Q	I	01	103,000
GRANTOR: JOHN H STANFORD						
GRANTEE: WILLIAM J & MARILEE						
1035/0691	12/21/2004	WD Q	Q	I		68,000
GRANTOR: KAREN L NITZKY						
GRANTEE: JOHN H STANFORD						

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	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	
TOTALS															1,800		

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	100		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							