

LOT 7 BLOCK 12 COUNTRY CLUB ESTA
673-19, LE 1316-621, DC 1441-96,

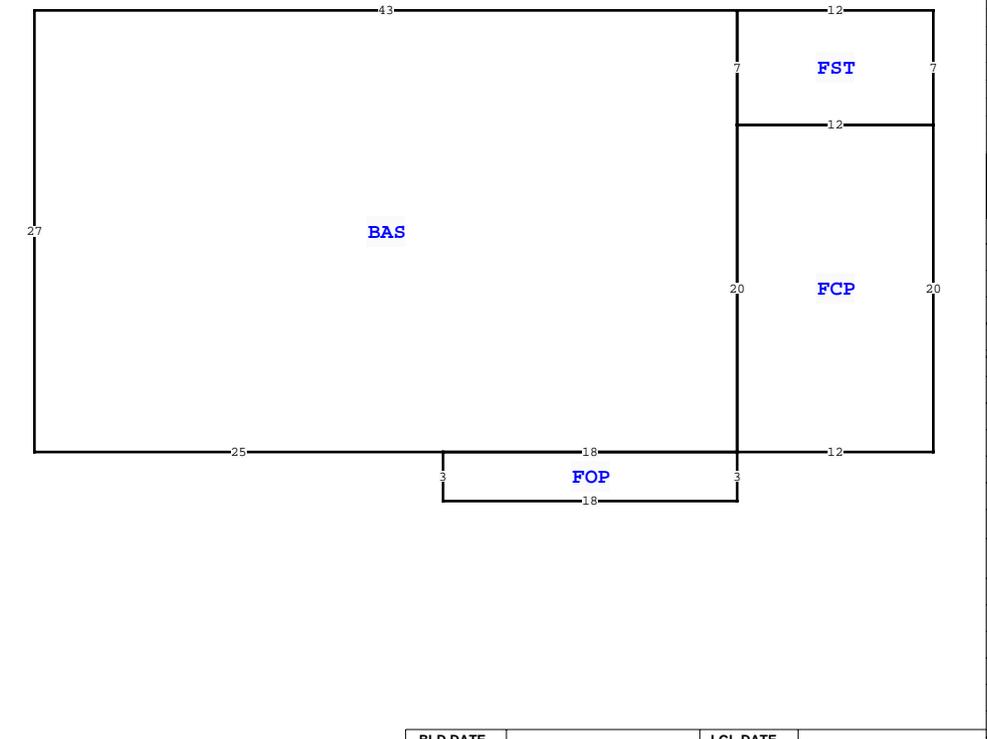
HETRICK RONALD P/HETRICK JUDY A
324 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

34-3S-17-07230-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,283	115.0000	131.10	168,201	1962	2016		0	0	11.25	88.75



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		149,278	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		171,078	
SOH/AGL Deduction		21,846	
ASSESSED VALUE		149,232	
TOTAL EXEMPTION VALUE	SX HX HB	101,411	
BASE TAXABLE VALUE		47,821	
TOTAL JUST VALUE		171,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,525	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100		1,161	135,084
FCP	240	25		60	6,981
FOP	54	30		16	1,862
FST	84	55		46	5,353
TOTALS	1,539			1,283	149,278

324 SE GOLF CLUB AVE, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/21/2023 MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047102	Remodel	4,282	05/01/2023
000043714	Remodel	9,426	02/15/2022
000042813	Storage Building	4,774	09/23/2021
000041988	Electrical Servic	0	05/21/2021
27831	MAINT/ALTR	0	05/26/2009
25690	MAINT/ALTR	0	04/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/98	6/25/2021	WD	Q	I	01	165,000
GRANTOR: CREWS RODNEY L						
GRANTEE: HETRICK RONALD P						
1316/0621	5/27/2016	LE	U	I	14	100
GRANTOR: MARY E CREWS						
GRANTEE: MARY E CREWS (LIFE)						

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	2,600.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,600.00	100	2022	2021		100	2,600	

BUILDING NOTES	
324 SE GOLF CLUB AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W43 S27 E25 FOP= S3 E18N3 W18 E18 FCP= E12 N20 W12 S20 S N20 FST= E12 N7 W12 S7 S N7 S.	

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	82.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									