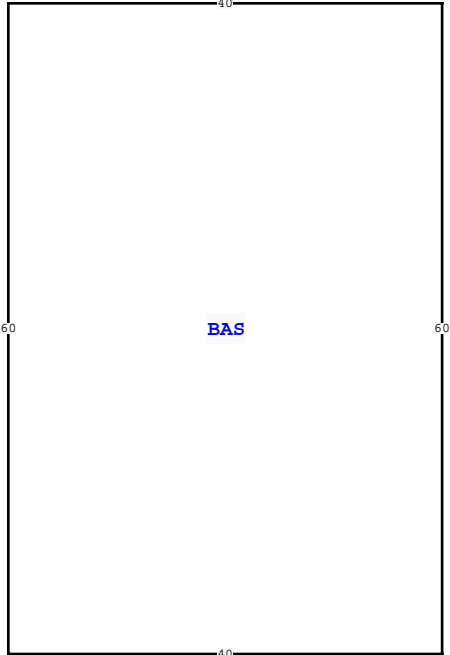


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 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	02
NEIGHBORHOOD/LOC	34417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,400	100	
TOTALS	2,400		2,400 32,358

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	100%	- 2005		46,896	2001	2001	0	0	31.00	69.00	Heated Area: 2400 HX Base Yr 2005	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			434,180
TOTAL MARKET OB/XF VALUE			8,474
TOTAL LAND VALUE - MARKET			52,130
TOTAL MARKET VALUE			494,784
SOH/AGL Deduction			159,267
ASSESSED VALUE			335,517
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			284,106
TOTAL JUST VALUE			494,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052011	Generator	0	01/07/2025
20872	SFR	460	07/16/2003
16955	GARAGE	85	05/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/1919	11/13/1997	WD	Q	V		16,000

GRANTOR: WALDRON
GRANTEE: FREE & NELSON

EXTRA FEATURES		6163 SE COUNTRY CLUB RD, LAKE CITY															
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		787.00	UT 2.00	2.00	100	2004	2004	3	100	1,574	
3	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

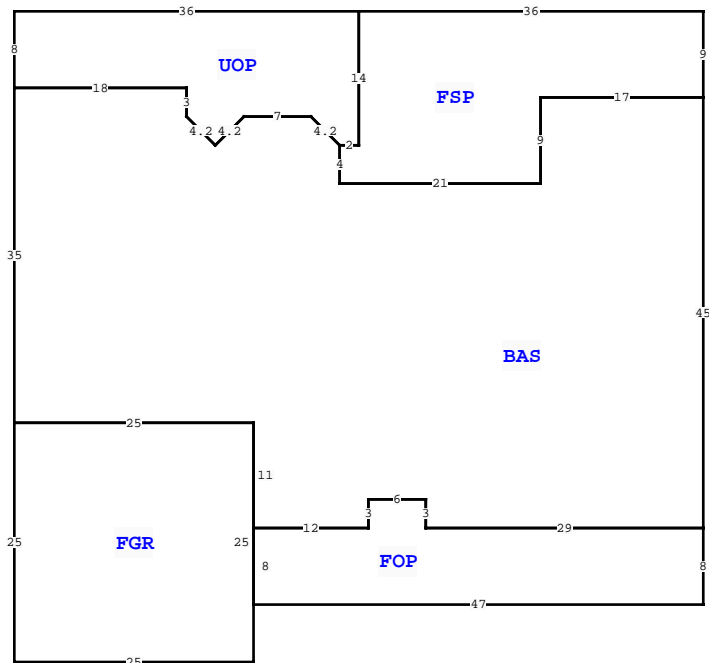
BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 S60 E40 N60\$.													

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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2005								
Heated Area: 2731						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			434,180
TOTAL MARKET OB/XF VALUE			8,474
TOTAL LAND VALUE - MARKET			52,130
TOTAL MARKET VALUE			494,784
SOH/AGL Deduction			159,267
ASSESSED VALUE			335,517
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			284,106
TOTAL JUST VALUE			494,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,079

MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC					
34417.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,731	100		2,731	316,611
FGR	625	55		344	39,881
FOP	394	30		118	13,680
FSP	503	40		201	23,303
UOP	362	20		72	8,347
TOTALS	4,615			3,466	401,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/1919	11/13/1997	WD	Q	V		16,000
GRANTOR: WALDRON						
GRANTEE: FREE & NELSON						

6163 SE COUNTRY CLUB RD, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/06/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= N45 FSP= N9 W36 UOP= W36 S8 E18 S3 D3 R3 R3 U3 E7
 D3 R3 E2 N14 S14 W2 S4 E21 N9 E17 S W17 S9 W21 N4 L3 U3 W7
 D3 L3 L3 U3 N3 W18 S35 FGR= S25 E25 N25 W25 E25 S11 FOP=
 S8 E47 N8 W29 N3 W6 S3 W12 S E12 N3 E6 S3 E29 S.

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

LAND DESCRIPTION										TOTAL OB/XF										0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV