LOT 3 PINE ACRES S/D.

848-1919, WD 991-760.

FREE JAMES E/FREE GOLDIE I
P O BOX 2336
LAKE CITY, FL 32056-2336

2027

34-4S-17-08951-103

BUILDING CHARACTERISTICS

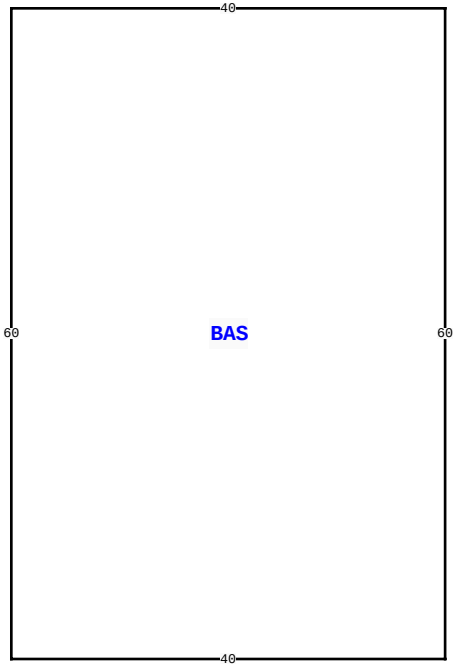
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	32,358
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
8700	01	2,400	51.4100	19.54	46,896	2001	2001	0	0	0	31.00	69.00

1 PREF M B A 100% - 2005 Heated Area: 2400 HX Base Yr 2005



6163 SE COUNTRY CLUB RD, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		427,006
TOTAL MARKET OB/XF VALUE		8,474
TOTAL LAND VALUE - MARKET		52,130
TOTAL MARKET VALUE		487,610
SOH/AGL Deduction		142,027
ASSESSED VALUE		345,583
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,172
TOTAL JUST VALUE		487,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,784

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S60 E40 N60$.

LAND DESCRIPTION

TOTAL OB/XF 8,474

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

REVIEW DATE 03/06/2026 BY robin Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/16/2026 BY SYS

LOT 3 PINE ACRES S/D.

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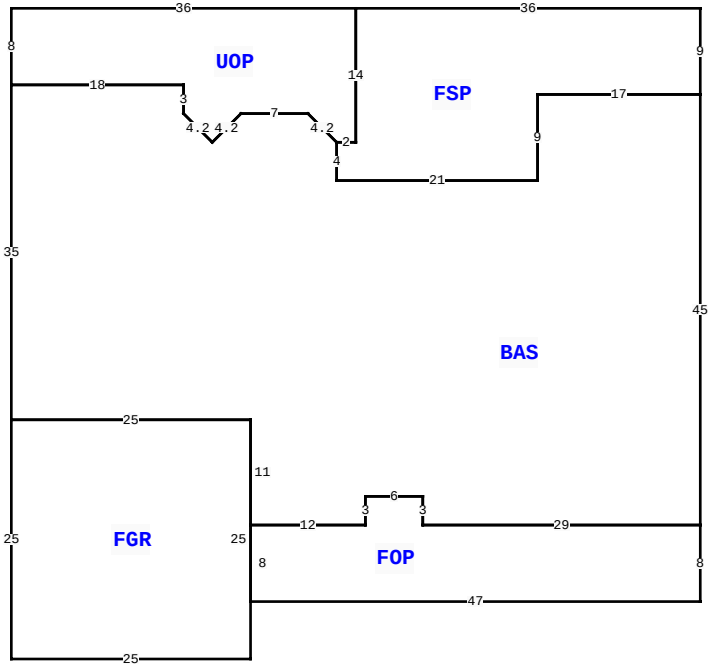
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
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	310,959
FGR	625	55		344	39,169
FOP	394	30		118	13,436
FSP	503	40		201	22,886
UOP	362	20		72	8,198
TOTALS	4,615			3,466	394,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,466	131.0276	144.13	499,555	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 2005 Heated Area: 2731 HX Base Yr 2005



6163 SE COUNTRY CLUB RD, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: WALDRON

GRANTEE: FREE & NELSON

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$ 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 $ E12 N3 E6 S3 E29$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/06/2026 BY robin Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/16/2026 BY SYS