THE W 495 FT OF E1/2 OF SE1/4 & OF SE1/4, RUN W 13.3 CHS FOR POB FT, E 345 FT, NW 258.60 FT, W 17

KENNEDY CAMERON/KENNEDY KATHERINE
6628 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

34-4S-17-08989-000

BUILDING CHARACTERISTICS

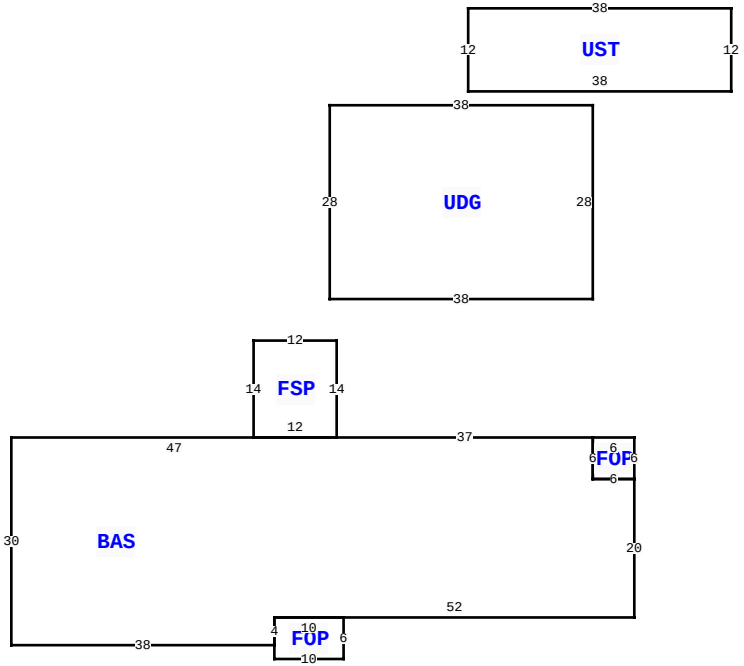
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,456	100		2,456	180,505
FOP	36	30		11	809
FOP	60	30		18	1,323
FSP	168	40		67	4,924
UDG	1,064	55		585	42,995
UST	456	45		205	15,066
TOTALS	4,240			3,342	245,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,342	102.7900	113.07	377,880	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2456 HX Base Yr 2015



6628 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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
1	0040	BARN,POLE	0	100	24	81	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0020	BARN,FR	0	100	50	30	1,500.00	UT	3.00	3.00	100	1996	1996	3	100	4,500	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	0166	CONC,PAVMT	0	100	36	38	1,368.00	UT	2.00	2.00	100	1993	1993	3	100	2,736	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	7,500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	245,622
TOTAL MARKET OB/XF VALUE	23,836
TOTAL LAND VALUE - MARKET	188,400
TOTAL MARKET VALUE	457,858
SOH/AGL Deduction	162,545
ASSESSED VALUE	295,313
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	243,902
TOTAL JUST VALUE	457,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,311

PRMT:2:1: 12X60

SALE:1:1: 31.40 ACRES WITH IMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056278	Remodel	16,300	08/05/2026
000044492	Roof Replacement	25,968	05/20/2022
39852	M H	0	06/01/2020
26113	M H	320	08/10/2007
18641	GARAGE	110	08/21/2001
11344	PUMP/UTPOL	30	06/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/145	11/30/2020	WD	P	I	98	100
GRANTOR: KENNEDY CAMERON						
GRANTEE: LEWIS NORA E						
1272/2106	3/10/2014	WD	U	I	18	194,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CAMERON & KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= N14 W12 S14 E12$ W47 S30 E38 FOP= S2E10N6 W10 S4$ N4 E52 N20 FOP= N6 W6 S6 E6$ W6 N6$ PTR= N20 UDG= N28 W38 S28E38$ S20$ PTR= N50 E20 UST= N12 W38 S12 E38$ S50 W20$.

LAND DESCRIPTION

TOTAL OB/XF 23,836

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	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	9900	C	AC NON-AG	100					29.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	176,400							

REVIEW DATE 06/30/2020 BY JB Total Acres: 31.40 Total Land Value: 188,400 Market: 0 Agricultural: 0 Common: 188,400 PRINTED 11/17/2026 BY SYS