

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

**2026**

34-4S-17-08989-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	2,456	100	
FOP	36	30	
FOP	60	30	
FSP	168	40	
UDG	1,064	55	
UST	456	45	
TOTALS	4,240		

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%	- 2015		384,731	1955	1955	0	0	0	35.00
			Heated Area: 2456				HX Base Yr 2015				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				250,075		
TOTAL MARKET OB/XF VALUE				23,836		
TOTAL LAND VALUE - MARKET				188,400		
TOTAL MARKET VALUE				462,311		
SOH/AGL Deduction				175,891		
ASSESSED VALUE				286,420		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				235,009		
TOTAL JUST VALUE				462,311		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				399,511		
PRMT: 2:1: 12X60						
SALE: 1:1: 31.40 ACRES WITH IMPS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
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			
10969	M H	125	04/02/1996			
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\$.						

EXTRA FEATURES												6628 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	0040	BARN, POLE	0	100	24	81	1.00	UT	0.00	100	0	0	3	100	100	
2	0020	BARN, FR	0	100	50	30	1,500.00	UT	3.00	100	1996	1996	3	100	4,500	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	100	2,000	
4	0166	CONC, PAVMT	0	100	36	38	1,368.00	UT	2.00	100	1993	1993	3	100	2,736	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	7,500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTALS												4,240		3,342	250,075	

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	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							