COMM INTERS N BDRY OF S1/2
OF SW1/4 & E BDRY SW1/4, RUN
S 155 FT FOR POB, CONT S

SHAW WILLIAM R & TEREASA J
340 SE CLUB HOUSE LN
LAKE CITY, FL 32024

2022

22-6S-17-09720-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

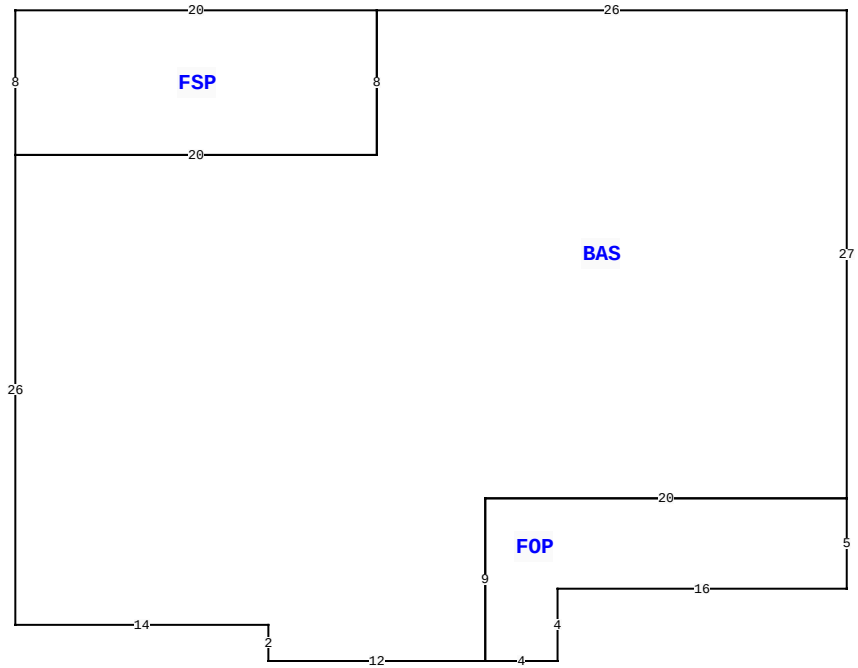
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD	22617.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	113,728
FOP	116	30	35	3,090
FSP	160	40	64	5,651
TOTALS	1,564		1,387	122,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	149.0216	111.77	155,025	1992	2000	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2005 HX Base Yr 2005



340 SE CLUBHOUSE Ln, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,470
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		38,125
TOTAL MARKET VALUE		161,645
SOH/AGL Deduction		21,408
ASSESSED VALUE		140,237
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,237
TOTAL JUST VALUE		161,645
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,335

SALE:1:1: LIFE ESTATE 1 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0844	11/04/2013	TD	U	V	18	4,100
GRANTOR:CLERK OF COURT (MARY						
GRANTEE:WILLIAM & TEREASA S						
1006/1685	2/04/2004	WD	Q	I		108,000
GRANTOR:WESLEY M & NADINE R C						
GRANTEE:WILLIAM R & TEREASA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W20 S8 E20 N8$S8 W20 S26 E14 S2 E12 FOP= E4 N4 E16 N5 W20 S9$ N9 E20 N27$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	450	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,050

LN	USE CODE	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	SFR	100		A-1	0.00	0.00	1.65	AC		1.00	1.00	1.25	10,000.00	12,500.00	20,625							
2	0000	VAC RES	100		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	17,500							

REVIEW DATE 10/26/2017 BY BC Total Acres: 3.40 Total Land Value: 38,125 Market: 0 Agricultural: 0 Common: 38,125 PRINTED 03/31/2022