

JENKINS CHARLES LACY JR/JENKINS SUSAN KAY
5310 SE COUNTRY CLUB RD
LAKE CITY, FL 32025-2216

27-4S-17-08754-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 19 COMMON BRK 100										0100 01 5,953 136.6200 147.55 878,365 2015 2015 0 0 0 9.00 91.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										2 SINGLE FAM - 100% - 2021 Heated Area: 4444 HX Base Yr 2021										Tax Group: 3 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 799,312									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 140,530									
Interior Floo 15 HARDTILE 80																				TOTAL LAND VALUE - MARKET 46,700									
Interior Floo 14 CARPET 20																				TOTAL MARKET VALUE 972,767									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 117,797									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 854,970									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB VX 55,722									
Bathrooms 3 100																				BASE TAXABLE VALUE 799,248									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 986,542									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 05 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 949,156									
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 07 07																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 27417.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 896 100 896 120,307																													
BAS 1,650 100 1,650 221,547																													
BAS 1,898 100 1,898 254,846																													
FGR 528 55 290 38,939																													
FGR 832 55 458 61,496																													
FOP 140 30 42 5,639																													
FOP 224 30 67 8,996																													
FOP 640 30 192 25,780																													
FOP 815 30 244 32,762																													
FSP 216 40 86 11,547																													
TOTALS 8,163 5,953 799,312																													
EXTRA FEATURES										5310 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 0166 CONC, PAVMT 0 100 0 0 2,234.00 UT 2.00 2.00 100 2015 2015 3 100 4,468																													
2 0263 PRCH, USP 0 100 0 0 1.00 UT 2,500.00 2,500.00 100 2021 2020 100 2,500																													
3 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000																													
4 0083 DOCK-LAKE 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2021 2020 70 1,400																													
5 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000																													
6 0166 CONC, PAVMT 0 100 37 40 1.00 UT 7,500.00 7,500.00 100 2021 2020 100 7,500																													
7 0210 GARAGE U 0 100 30 40 1.00 UT 30,000.00 30,000.00 100 2021 2020 100 30,000																													
8 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000																													
9 0280 POOL R/CON 0 100 18 36 648.00 UT 70.00 70.00 100 2022 2021 95 43,092																													
10 0166 CONC, PAVMT 0 100 0 0 2,040.00 UT 3.00 3.00 100 2022 2021 100 6,120																													
LAND DESCRIPTION										TOTAL OB/XF 108,080																			
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 3.22 AC 1.00 1.00 1.00 10,000.00 10,000.00 32,200																													
2 6677 A PECANS 100 1.45 AC 1.00 1.00 1.00 500.00 500.00 725																													
3 9910 M MKT. VAL. AG 100 1.45 AC 1.00 1.00 1.00 10,000.00 10,000.00 14,500																													
REVIEW DATE 01/29/2025 BY JS										Total Acres: 4.67 Total Land Value: 32,925										Market: 14,500 Agricultural: 725 Common: 32,200 PRINTED 04/30/2025 BY SYS									

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