

LOT 3 BLOCK 12 COUNTRY CLUB ESTA
162-88, LE 1471-344, PB 1475-999

CHIN-FRANCOIS MARY/TEAN-FRANCOIS LESLY
262 SE GOLF AVE
LAKE CITY, FL 32025

2025

34-35-17-07226-000
70345

BUILDING CHARACTERISTICS
CD CONSTRUCTION

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Roof Structure	03	GABLE/HIP 100
Roof Cover	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Wall	08	SET VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frames	01	NONE 100
Stories	1	1. 100
Architectural	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	34317.070	1.00/
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA	TOTAL	PCT	YEAR	TOT ADJ	SUBAREA
TYPE	GROSS	OF		AREA	MARKET
AREA	1,644	100		1,644	128,820
Bas	72	55		40	3,134

TOTALS	1,716	1,684	131,954
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262 SE GOLF CLUB AVE, LAKE CITY

BLD DATE	04/21/2023	MLU
XF DATE		
INC DATE		

LG DATE	04/21/2023	MLU
AG DATE		

EXTRA FEATURES

L	ORGF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	COND	YEAR	ON	ACTUAL	Q	%	COND	ORGF MKT	VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	0	3	100		300		
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	0	3	100		100		
3	0296	SHED METAL	0	0	7	10	1.00	UT	0.00	0.00	100	1993	1993	3	100			200		
4	0120	FENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50			150		
5	0060	CARPORT P	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100			800		

LAND DESCRIPTION	TOTAL OB/XF	1,550
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LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSV									
1 0100	C SFR	0	RSP-2	82.00	121.00	1.00	LT	1.00	1.00	18,500.00	18,500.00	18,500				

REVIEW DATE	12/02/2024	BY	STY	Total Acres	0.23	Total Land Value	18,500	Market	0	Agricultural	0	Common	18,500	PRINTED	04/09/2025	BY	SYS
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COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist.	STANDARD
BUILDING MARKET VALUE		131,954
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		152,004
SOH/AGI Deduction		0
ASSESSED VALUE		152,004
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		152,004
TOTAL JUST VALUE		152,004
INCOM VALUE		0
PREVIOUS YEAR MKT VALUE		148,337

SALES DATA

PRINTER • TABLED • MAP						
OFF RECORD		TYPE	Q	V	RSN	SALE
Number	DATE	INST	U /	I /	CD	PRICE
1496/1237	8/02/2023	WD	Q	I	01	157,000

GRANTOR: HARKLEROD MARK						
GRANTEE: CHIN-FRANCOIS MARY						
1471/344	7/11/2022	LE	U	I	14	100
GRANTOR: HARKLEROD FRANCES G						
GRANTEE: HARKLEROD MARK ROB						

BUILDING NOTES

BAS= W24 S91= W12 S6 S12 N6S96 W12 N6 W30 S26 B66 W265
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BUILDING DIMENSIONS