LOT 14 UNIT 6 THREE RIVERS ESTAT
394-334, 762-738, 772-1159,1160,

PARK BRUCE/PARK NATALIE
5673 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

00-00-00-00641-014

BUILDING CHARACTERISTICS

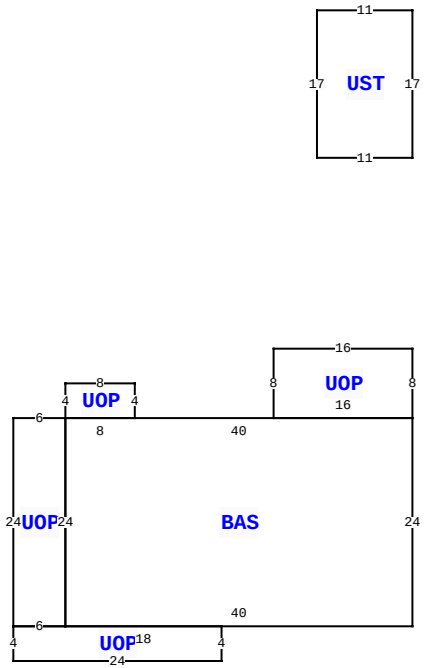
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	100000.06	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	85,843
UOP	32	20		6	537
UOP	96	20		19	1,699
UOP	128	20		26	2,325
UOP	144	20		29	2,593
UST	187	45		84	7,512
TOTALS	1,547			1,124	100,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,124	120.1560	146.59	164,767	1986	1986	0	0	0	39.00	61.00

1 SFR PILING 0% - 0 Heated Area: 960 HX Base Yr



1550 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,508
TOTAL MARKET OB/XF VALUE	13,447
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	176,355
SOH/AGL Deduction	0
ASSESSED VALUE	176,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,355
TOTAL JUST VALUE	176,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,652

LAND:1:1: ADJ 4; IMPROVED LOT

SALE:1:1: $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/0473	7/21/2010	WD	U	I	12	95,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BRUCE & NATALIE PAR						
1193/0233	4/20/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (CARL						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S24 E40 N24 $
UST=[ORIG=0,-30] N17 W11 S17 E11 $
UOP=[ORIG=-40,0] W6 S24 E6 N24 $
UOP=[ORIG=0,0] N8 W16 S8 E16 $
UOP=[ORIG=-40,24] W6 S4 E24 N4 W18 $
UOP=[ORIG=-40,0] N4 E8 S4 W8 $
.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0084	DOCK-RIVER	0	0	0	0	640.00	UT	14.50	14.50	100	2016	2016	3	47	4,362	
3	0166	CONC,PAVMT	0	0	0	0	1,717.00	UT	5.00	5.00	100	2016	2016	3	100	8,585	

LAND DESCRIPTION

TOTAL OB/XF 13,447

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	64.00	FF		1.00	1.00	1.30	750.00	975.00	62,400							

REVIEW DATE 02/25/2016 BY DF Total Acres: 0.50 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/24/2025 BY SYS