LOTS 13 & 14 BLOCK 10 FOREST
HILLS S/D UNIT 1. 848-1220,
873-1174, WD 998-1489, DC 1341

JENKINS JACK H JR/JENKINS VICKI L
869 SE ZINNIA WAY
LAKE CITY, FL 32025

2026

00-00-00-07763-223

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	07	07

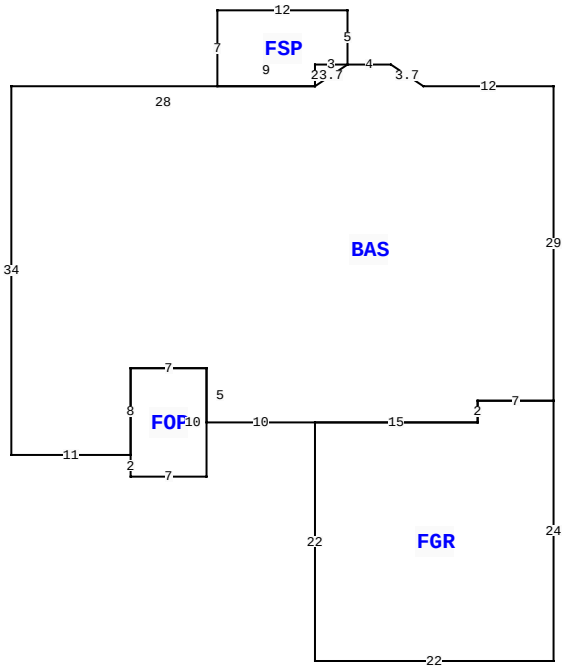
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100		1,551	154,691
FGR	498	55		274	27,328
FOP	70	30		21	2,095
FSP	81	40		32	3,192
TOTALS	2,200			1,878	187,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	129.1554	144.65	271,653	1998	1998	0	0	0	31.05	68.95

1 SINGLE FAM 100% - 2020 Heated Area: 1551 HX Base Yr 2020



869 SE ZINNIA WAY, LAKE CITY

BLD DATE	11/17/1998 CM	LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		187,305
TOTAL MARKET OB/XF VALUE		4,845
TOTAL LAND VALUE - MARKET		21,178
TOTAL MARKET VALUE		213,328
SOH/AGL Deduction		40,632
ASSESSED VALUE		172,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,974
TOTAL JUST VALUE		213,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1133	SFR	176	01/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/0818	3/28/2019	WD	Q	I	01	169,000
GRANTOR: SEAN P GREENE						
GRANTEE: JACK H JR & VICKI L						
1341/1528	7/24/2017	WD	U	I	16	76,500
GRANTOR: ANITA O EDWARDS INDIV						
GRANTEE: SEAN P GREENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 U2 L3 W4 FSP= N5 W12 S7 E9 U2 R3 $ W3 S2 W28 S34 E11FOP= S2 E7 N10 W7 S8$ N8 E7 S5 E10 FGR= S22 E22 N24 W7 S2 W15$ E15 N2 E7 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	963.00	UT	1.50	1.50	100	1998	1998	3	100	1,445	
3	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 4,845

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	0100	C	SFR	100		A-1	0.00	0.00	21,178.00	SF		1.00	1.00	1.00	1.00	1.00	21,178							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.49 Total Land Value: 21,178 Market: 0 Agricultural: 0 Common: 21,178 PRINTED 10/17/2025 BY SYS