NW DIV: LOT 1 BLOCK B GALLOWAY
GROVE REPLAT.

AVERY DORA
614 NW JEFFERSON ST
LAKE CITY, FL 32055

2026

00-00-00-11314-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

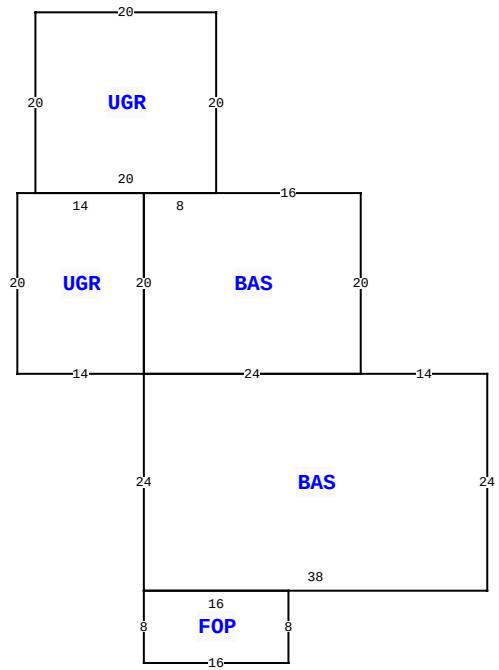
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	34,241
BAS	912	100		912	65,057
FOP	128	30		38	2,711
UGR	280	45		126	8,988
UGR	400	45		180	12,840
TOTALS	2,200			1,736	123,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	115.8000	129.70	225,159	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2010 Heated Area: 1392 HX Base Yr 2010



614 NW JEFFERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		123,837
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		3,631
TOTAL MARKET VALUE		131,568
SOH/AGL Deduction		45,550
ASSESSED VALUE		86,018
TOTAL EXEMPTION VALUE	HX HB DX WX SX	86,018
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		131,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
359	MAINT/ALTR	50	07/13/2012
2264	ADDN SFR	75	08/18/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1165/2546	1/26/2009	WD	U	I	30	8,900

GRANTOR: STEPHANIE ANN STEPHEN
GRANTEE: WILLIAM & DORA AVER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N20 W16 UGR= N20 W20 S20 E20$ W8 UGR= W14 S20 E14 N20$ S20 E24$ W24 S24 FOP= S8 E16 N8 W16$ E38 N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	2,000.00	UT	1.50	1.50	100	1993	1993	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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			0.00	0.00	7,262.00	SF		1.00	1.00	1.00	0.50	0.50	3,631							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.17 Total Land Value: 3,631 Market: 0 Agricultural: 0 Common: 3,631 PRINTED 10/15/2025 BY SYS