NW DIV BEG AT SE COR OF BLOCK 4
W 35 FT, S 30 FT, W 35 FT, S 105
POB, BLOCK 48.

KAIRAT CHRISTOPHER LEE
301 NW JEFFERSON ST
LAKE CITY, FL 32025

2026

00-00-00-11362-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

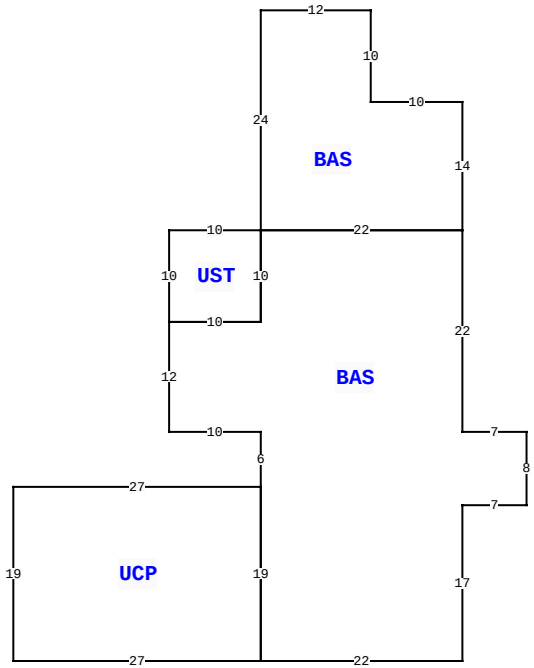
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	428	100		428	5,285
BAS	1,210	100		1,210	14,941
UCP	513	20		103	1,272
UST	100	45		45	556
TOTALS	2,251			1,786	22,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,786	44.1000	49.39	88,211	1930	1930	10	0	30	35.00	25.00

1 SINGLE FAM 0% - 2024 Heated Area: 1638 HX Base Yr



301 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	22,053
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	3,990
TOTAL MARKET VALUE	26,643
SOH/AGL Deduction	0
ASSESSED VALUE	26,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,643
TOTAL JUST VALUE	26,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1486/927	3/14/2023	TD	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KAIRAT CHRISTOPHER						
1486/661	3/13/2023	TD	U	I	18	8,100
GRANTOR: CLERK OF COURT						
GRANTEE: KAIRAT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UST= W10 S10 E10 N10$ S10 W10 S12 E10 S6 UCP= W27 S19 E27 N19$ S19 E22N17 E7 N8 W7 N22$ BAS= N14 W10 N10 W12 S24 E22$.

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

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		*RSF	-370.00	120.00	8,400.00	SF		1.00	1.00	0.95	0.50	0.48	3,990							

REVIEW DATE 10/13/2015 BY DF Total Acres: 0.19 Total Land Value: 3,990 Market: 0 Agricultural: 0 Common: 3,990 PRINTED 11/18/2025 BY SYS