NW DIV LOTS 5, 6 & 7 BLOCK 2 AL
THOMPSON S/D.

JENKINS CHARLES HENRY/JENKINS JANICE FAYE
911 NW FOWLER AVE
LAKE CITY, FL 32055

2026

00-00-00-11672-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

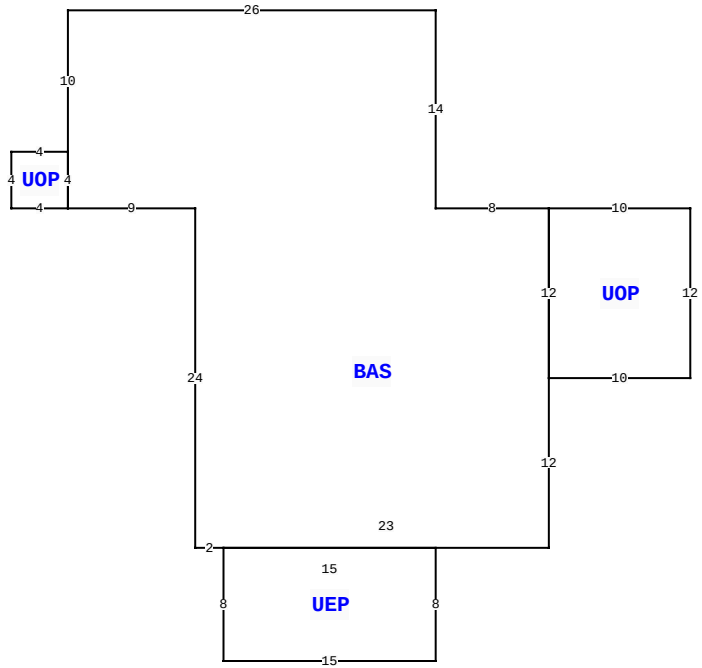
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	964	100		964	44,823
UEP	120	60		72	3,348
UOP	16	20		3	140
UOP	120	20		24	1,116
TOTALS	1,220			1,063	49,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,063	75.4800	84.54	89,866	1955	1955	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 964 HX Base Yr



911 NW FOWLER AVE, 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		49,426
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		9,690
TOTAL MARKET VALUE		67,066
SOH/AGL Deduction		37,982
ASSESSED VALUE		29,084
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,084
TOTAL JUST VALUE		67,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,066

LAND:3:1: LOT 5

BLDG:1:1: MOBILE HOME ATTACHED TO HOUSE

XFOB:1:1: ATTACHED TO HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1035/1096	1/06/2005	WD	Q	I	04	17,500
GRANTOR: MARY E WILLS						
GRANTEE: JENKINS						
0476/0635	9/01/1981	AG	Q	I		17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S10 UOP= W4 S4 E4 N4$ S4 E9 S24 E2 UEP= S8 E15 N8 W15$ E23 N12 UOP= E10 N12 W10 S12$ N12 W8 N14$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	800.00	800.00	75	1993	1993	3	75	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,950

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		00	212.00	117.00	3.00	LT		1.00	1.00	0.85	3,800.00	3,230.00	9,690							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.57 Total Land Value: 9,690 Market: 0 Agricultural: 0 Common: 9,690 PRINTED 11/18/2025 BY SYS