N DIV: COMM NW COR, RUN S 247.77
POB, CONT S 200 FT, E 132 FT, N
W 132 FT TO POB. (BLOCK F).

JEFFERS MCKILEY
604 NE LEON ST
LAKE CITY, FL 32055

2026

00-00-00-11823-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

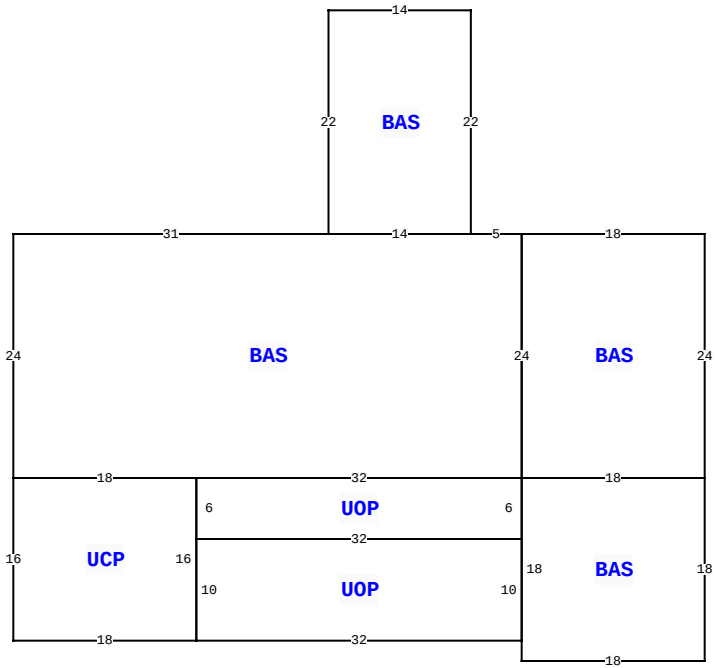
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100		308	11,746
BAS	324	100		324	12,356
BAS	432	100		432	16,475
BAS	1,200	100		1,200	45,764
UCP	288	20		58	2,212
UOP	192	20		38	1,449
UOP	320	20		64	2,441
TOTALS	3,064			2,424	92,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,424	61.9132	69.34	168,080	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2016 Heated Area: 2264 HX Base Yr 2016



604 NE LEON ST, LAKE CITY

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

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	0118	RET WALLS	0	100	8	39	312.00	UT	7.50	7.50	50	2004	2004	3	50	1,170	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		92,444
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		4,059
TOTAL MARKET VALUE		97,973
SOH/AGL Deduction		33,078
ASSESSED VALUE		64,895
TOTAL EXEMPTION VALUE	HX HB	39,895
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0897	5/28/2014	CT	U	I	18	2,500

GRANTOR: CLERK OF COURT (WILLA

GRANTEE: MCKILEY JEFFERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S24 UCP= S16 E18 N16 W18$ E18 UOP= S6 UOP= S10 E32 N10 W32$ E32 N6 W32$ E32 BAS= S18 E18 N18 W18$ BAS= E18 N24 W18 S24$ N24 W5 BAS= N22 W14 S22 E14$ W14$.

LAND DESCRIPTION

TOTAL OB/XF 1,470

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		*RSF-1	132.00	85.00	11,220.00	SF		1.00	1.00	0.50	0.50	0.25	2,805							
2	0131	C	SFR CANAL	100		*RSF-1	132.00	120.00	15,840.00	SF		1.00	1.00	0.25	0.10	0.03	396							
3	9900	C	AC NON-AG	100		*RSF-1	132.00	260.00	34,320.00	SF		1.00	1.00	0.05	0.50	0.03	858							

REVIEW DATE 10/16/2015 BY DF Total Acres: 1.41 Total Land Value: 4,059 Market: 0 Agricultural: 0 Common: 4,059 PRINTED 11/04/2025 BY SYS