E DIV:LOTS 2 & 3 EAST LAKE S/D
ORB 370-845.

JONES JEROME WINSTON/JONES ROSETTA
261 NE EVA CT
LAKE CITY, FL 32055

2026

00-00-00-13107-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

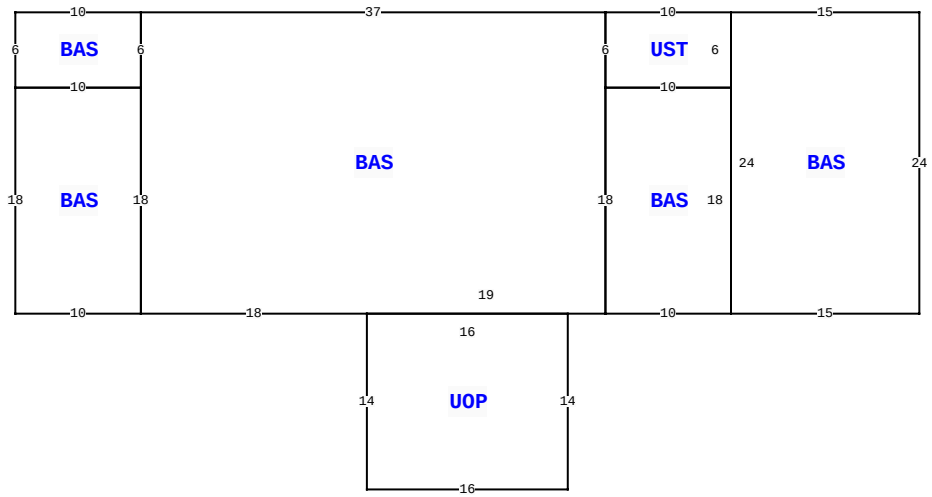
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 06
NEIGHBORHOOD/LOC	32317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	3,532
BAS	180	100		180	10,595
BAS	180	100		180	10,595
BAS	360	100		360	21,190
BAS	888	100		888	52,269
UOP	224	20		45	2,649
UST	60	45		27	1,590
TOTALS	1,952			1,740	102,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	95.5500	107.02	186,215	1961	1961	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1668 HX Base Yr



261 NE EVA CT, 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		102,418
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		5,392
TOTAL MARKET VALUE		108,310
SOH/AGL Deduction		57,262
ASSESSED VALUE		51,048
TOTAL EXEMPTION VALUE	HX HB	26,048
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045229	Roof Replacement	9,300	08/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 BAS= W10 S6 E10 N6$S6 BAS= W10 S18 E10 N18$ S18 E18 UOP= S14 E16 N14 W16$ E19 BAS= E10 BAS= E15 N24 W15 S24$ N18 W10 S18$ N18 UST= E10 N6 W10 S6$ N6$.

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	0.00	0.00	100	2011	2011	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	140.00	108.00	15,190.00	SF		1.00	1.00	0.71	0.50	0.36	5,392							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.35 Total Land Value: 5,392 Market: 0 Agricultural: 0 Common: 5,392 PRINTED 10/07/2025 BY SYS