BEG SE COR OF SW1/4 OF SW1/4, RU
TO NE'LY R/W CR-250, N 55 DEG W
1082.63 FT, N 15 DEG E 365.14 F

STARLING DWUANA L
6761 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2026

04-3S-16-01956-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

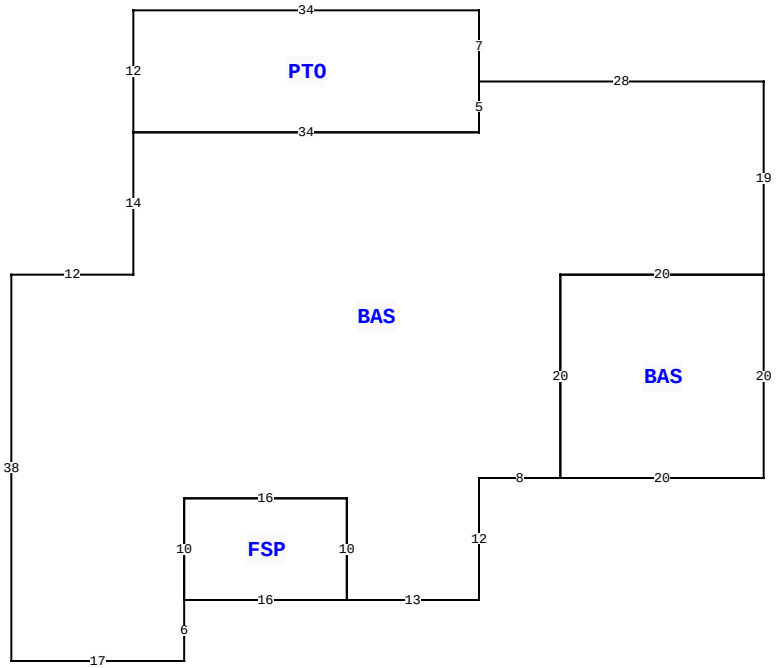
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
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 01
NEIGHBORHOOD/LOC	4316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	31,367
BAS	2,582	100		2,582	202,472
FSP	160	40		64	5,019
PTO	408	5		20	1,568
TOTALS	3,550			3,066	240,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	104.5000	117.04	358,845	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2014 Heated Area: 2982 HX Base Yr 2014



6761 NW LAKE JEFFERY RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,426
TOTAL MARKET OB/XF VALUE		6,578
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		377,004
SOH/AGL Deduction		152,791
ASSESSED VALUE		224,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,491
TOTAL JUST VALUE		377,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,593

XFOB:1:1: BUTLER TYPE, CONC FLOOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053673	Electrical Servic		07/28/2025
31636	MAINT/ALTR	65	12/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1265/2735	11/25/2013	WD	U	I	12	169,900
GRANTOR: REGIONS BANK						
GRANTEE: DWUANA L STARLING						
1254/1515	5/13/2013	CT	U	I	12	149,428
GRANTOR: CLERK OF COURT (HORMA						
GRANTEE: REGIONS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= N7 W34 S12 E34 N5$ S5W34 S14 W12 S38 E17 N6 FSP= N10 E16 S10 W16$N10 E16 S10 E13 N12 E8 BAS= N20 E20 S20 W20$N20 E20 N19$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,218	
3	0296	SHED METAL	0	100	24	40	960.00	UT	5.00	5.00	70	1993	1993	3	70	3,360	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,578

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	120,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 13.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 09/19/2025 BY SYS