

BEG NE COR OF SE1/4 OF NW1/4, RU
SE 180 FT, E 234.12 FT, S 1119.8
540 FT, S 354 FT TO N R/W CR-250

CHRISTIE DEBORAH P FARR
7495 NW LAKE JEFFERY RD
LAKE CITY, FL 32055-8614

2026

05-3S-16-01968-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	5000 IMPROVED AG	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100		2,022	163,920
FGR	598	55		329	26,671
FOP	42	30		13	1,054
FOP	112	30		34	2,756
FSP	312	40		125	10,134

TOTALS	3,086			2,523	204,535
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0296	SHED METAL	0 100	12	20	1.00	UT	0.00	0.00
3	0210	GARAGE U	0 100	24	34	816.00	UT	5.53	5.53
4	0166	CONC, PAVMT	0 100	0	0	545.00	UT	1.50	1.50
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.64
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	30.64

REVIEW DATE	05/08/2018	BY	KR
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,523	111.3600	124.72	314,669	1976	1976	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2017 Heated Area: 2022 HX Base Yr 2017												

7495 NW LAKE JEFFERY RD, LAKE CITY	BLD DATE	LGL DATE	05/16/2023	MLU
	XF DATE	LAND DATE	07/13/2022	SPF
	INC DATE	AG DATE		

L N	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0 100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0210	GARAGE U	0 100	24	34	816.00	UT	5.53	5.53	100	0	0	3	100	4,508	
4	0166	CONC, PAVMT	0 100	0	0	545.00	UT	1.50	1.50	100	1910	1910	3	100	818	
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,000	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

TOTAL OB/XF										15,626						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.64	AC		1.00	1.00	1.00	280.00	280.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	30.64	AC		1.00	1.00	1.00	5,500.00	5,500.00

Total Acres: 31.64	Total Land Value: 14,079	Market: 168,520	Agricultural: 8,579	Common: 5,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				204,535	
TOTAL MARKET OB/XF VALUE				15,626	
TOTAL LAND VALUE - MARKET				174,020	
TOTAL MARKET VALUE				234,240	
SOH/AGL Deduction				87,736	
ASSESSED VALUE				146,504	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				95,782	
TOTAL JUST VALUE				394,181	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				394,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35960	PUMP/UTPOL	0	11/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0937/0112	10/08/2001	WD	Q	I		155,000
GRANTOR: GEORGE LOTT & CHERYL						
GRANTEE: ADHEMAR POURBAIZ &						
0800/1257	1/12/1995	WD	Q	I		124,000
GRANTOR: ROY JAMES & GAIL MAUR						
GRANTEE: GEORGE & CHERYL A L						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W45 S32 E32 FOP= S4 E28 N4 W28\$ E28 FGR= E23 N26 W23 S26\$N26 E17 FOP= E7 N6 W7 S6\$ N6 W6 FSP= N12W26 S12 E26\$ W26\$.						