COMM NW COR OF SE1/4 OF NW1/4, E
S 180 FT, SE 728.89 FT FOR POB,
482.52 FT, S 720.56 FT TO N R/W

PARKER CHRISTOPHER ALLEN/PARKER JAMIE ANN
7315 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

05-3S-16-01982-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

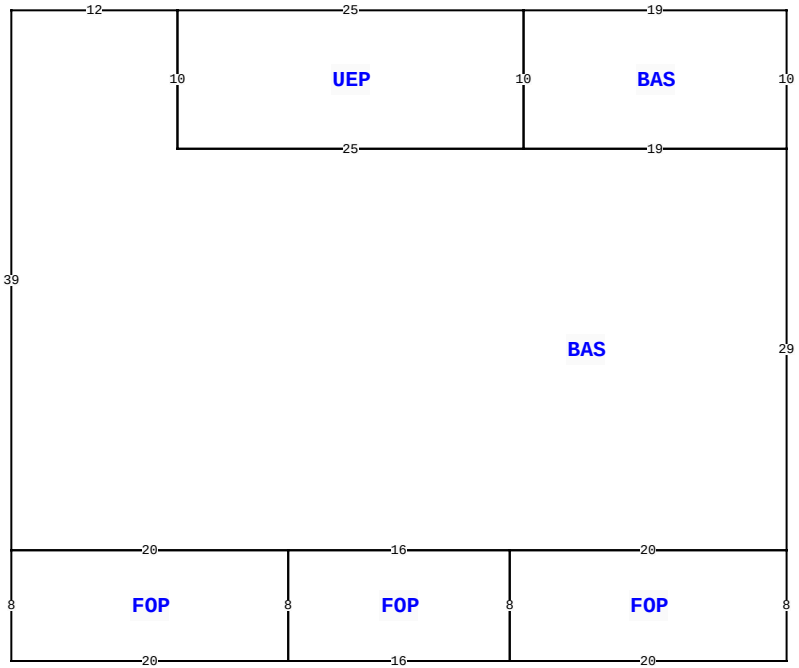
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
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	190	100		190	14,557
BAS	1,744	100		1,744	133,617
FOP	128	30		38	2,911
FOP	160	30		48	3,678
FOP	160	30		48	3,678
UEP	250	60		150	11,493
TOTALS	2,632			2,218	169,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	105.2450	117.87	261,436	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1934 HX Base Yr 2016



7315 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,933
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		91,980
TOTAL MARKET VALUE		263,913
SOH/AGL Deduction		124,779
ASSESSED VALUE		139,134
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,412
TOTAL JUST VALUE		263,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,913

XFOB:6:1: 12 X 20 GUEST CABIN

XFOB:1:1: WOOD FRAME BARNSW/LEAN TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/2455	6/19/2015	WD	Q	I	01	137,500
GRANTOR: MICHAEL D & SHELLY M						
GRANTEE: CHRISTOPHER ALLEN &						
1186/1052	12/18/2009	WD	U	I	11	100
GRANTOR: MICHAEL & DIANA SMITH						
GRANTEE: MICHAEL SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S39 FOP= S8 E20 N8 W20$ E20 FOP= S8E16 N8 W16$ E16 FOP= S8 E20N8 W20$ E20 N29 BAS= N10 W19 S10 E19$ W19 UEP= N10 W25 S10 E25$ W25 N10$.

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	0294	SHED WOOD/	0	100	0	0	2.00	UT	300.00	300.00	100	0	0	3	100	600	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	10.22	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,980							

REVIEW DATE 05/08/2018 BY KR Total Acres: 10.22 Total Land Value: 91,980 Market: 0 Agricultural: 0 Common: 91,980 PRINTED 11/07/2025 BY SYS