COMM NE COR OF SW1/4 OF NW1/4, R
POB, RUN S 290.7 FT TO N R/W CR-
R/W 547.64 FT TO N LINE OF SW1/4

WATSON ANGELA
P O BOX 3761
LAKE CITY, FL 32056

2026

05-3S-16-01999-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

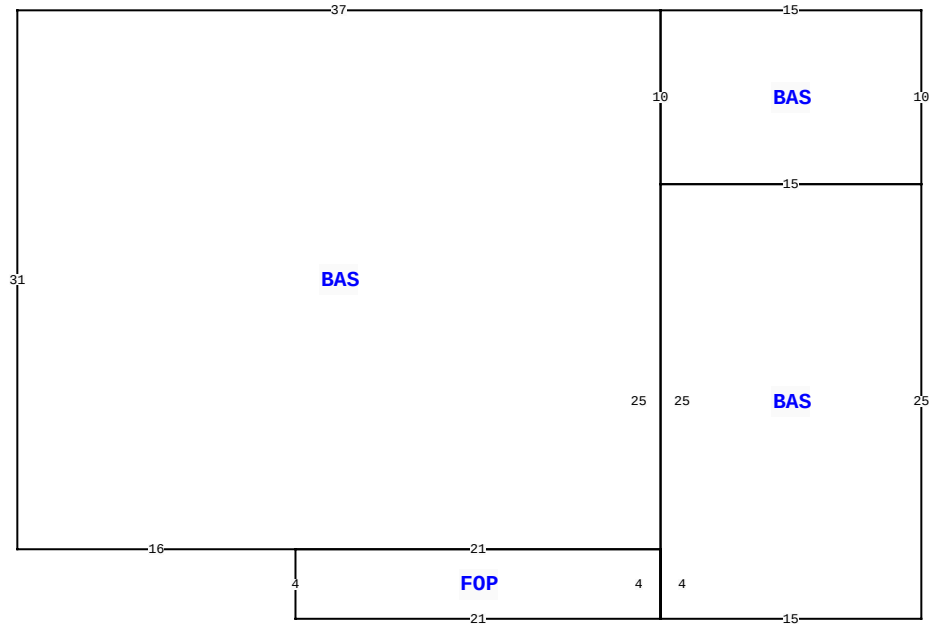
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100		150	11,173
BAS	375	100		375	27,931
BAS	1,147	100		1,147	85,433
FOP	84	30		25	1,862
TOTALS	1,756			1,697	126,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	102.3120	114.59	194,459	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1672 HX Base Yr 2022



7919 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		126,398
TOTAL MARKET OB/XF VALUE		6,450
TOTAL LAND VALUE - MARKET		32,040
TOTAL MARKET VALUE		164,888
SOH/AGL Deduction		24,256
ASSESSED VALUE		140,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,910
TOTAL JUST VALUE		164,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042229	Remodel	26,182	06/29/2021
000041480	Roof Replacement	5,000	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2217	3/04/2021	WD	Q	I	01	145,000
GRANTOR: QUIGLEY MARILYN JOYCE						
GRANTEE: WATSON ANGELA						
1292/2571	4/15/2015	WD	Q	I	01	63,500
GRANTOR: MARK M & THOMAS F JON						
GRANTEE: THE MARILYN JOYCE Q						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W37 S31 E16 E21 S4 N25 N10 $
BAS=[ORIG=0,35] E15 N25 W15 S25 $
BAS=[ORIG=0,10] E15 N10 W15 S10 $
FOP=[ORIG=-21,31] S4 E21 N4 W21 $
.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,450

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	1.78	AC		1.00	1.00	1.00	18,000.00	18,000.00	32,040							

REVIEW DATE 04/05/2021 BY JS Total Acres: 1.78 Total Land Value: 32,040 Market: 0 Agricultural: 0 Common: 32,040 PRINTED 11/18/2025 BY SYS