COMM INTERS S R/W CR-250 & W
LINE OF SEC, BEING 1269.01
FT N OF SW COR OF NW1/4 OF

VANDUSEN JON DAVID
PO BOX 109
LAKE CITY, FL 32056

2026

06-3S-16-02011-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

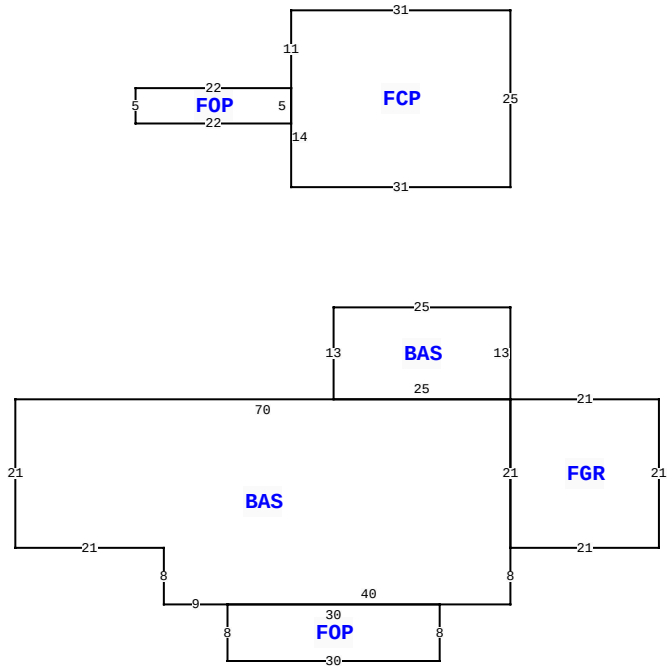
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100		325	34,133
BAS	1,862	100		1,862	195,552
FCP	775	25		194	20,375
FGR	441	55		243	25,520
FOP	110	30		33	3,466
FOP	240	30		72	7,562
TOTALS	3,753			2,729	286,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	125.0235	140.03	382,142	1978	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2007 Heated Area: 2187 HX Base Yr 2007



9150 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		286,606
TOTAL MARKET OB/XF VALUE		23,940
TOTAL LAND VALUE - MARKET		69,300
TOTAL MARKET VALUE		379,846
SOH/AGL Deduction		99,804
ASSESSED VALUE		280,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,320
TOTAL JUST VALUE		379,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20397	ADDN SFR	158	02/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1074/0211	2/13/2006	WD	Q	I		364,000
GRANTOR: HERBERT & LAWANDA THO						
GRANTEE: JON DAVID VANDUSEN						
0546/0209	4/03/1984	WD	Q	I	01	81
GRANTOR: LEVINGS						
GRANTEE: HERBERT & LAWANDA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N13 W25 S13 E25$ BAS= W70 S21 E21 S8 E9 FOP= S8 E30N8 W30$ E40 N8 FGR= E21 N21 W21 S21$ N21$ PTR= N30 FCP= N25 W31 S11 FOP= W22 S5 E22 N5$ S14 E31$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0070	CARPORT UF	0	100	12	20	240.00	UT	3.50	3.50	100	1993	1993	3	100	840	
5	0200	GARAGE F	0	100	12	20	240.00	UT	20.00	20.00	100	1993	1993	3	100	4,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 23,940

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	7.70	AC		1.00	1.00	1.00	9,000.00	9,000.00	69,300							

REVIEW DATE 01/12/2023 BY KS Total Acres: 7.70 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 10/17/2025 BY SYS