LOT 10 BLOCK 7 LAKE FOREST S/D U
LE 1390-1289, DC 1440-895, WD 14

JERNIGAN CHRISTOPHER AKA CHRIS JERNIGAN/JERNIGAN S
551 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-07916-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

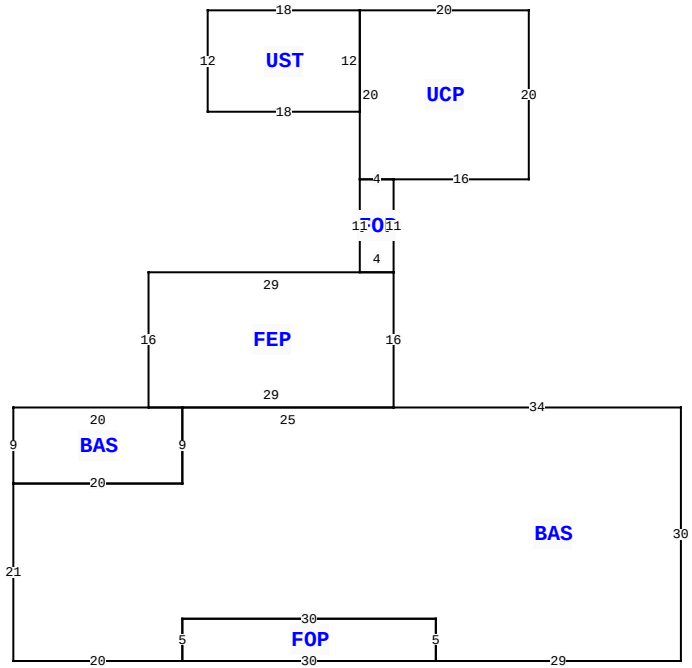
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	15,077
BAS	2,040	100		2,040	170,868
FEP	464	80		371	31,075
FOP	44	30		13	1,089
FOP	150	30		45	3,769
UCP	400	20		80	6,701
UST	216	45		97	8,124
TOTALS	3,494			2,826	236,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,826	115.0520	128.86	364,158	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2220 HX Base Yr 2022



551 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		236,703
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		257,603
SOH/AGL Deduction		51,415
ASSESSED VALUE		206,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,466
TOTAL JUST VALUE		257,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1708	12/01/2021	WD	Q	I	01	220,000
GRANTOR: HUNTER JACQUELYN B						
GRANTEE: JERNIGAN CHRISTOPHE						
1441/122	6/24/2021	WD	U	I	11	100
GRANTOR: MEYER PATRICIA						
GRANTEE: HUNTER JACQUELYN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 W25 S9 W20 S21 E20 N5 E30 S5 E29 N30 $
FEP=[ORIG=-34,0] N16 W29 S16 E29 $
UCP=[ORIG=-34,-27] E16 N20 W20 S20 E4 $
UST=[ORIG=-38,-47] W18 S12 E18 N12 $
BAS=[ORIG=-59,0] W20 S9 E20 N9 $
FOP=[ORIG=-59,30] E30 N5 W30 S5 $
FOP=[ORIG=-34,-16] N11 W4 S11 E4 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		*RSF-2	110.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/21/2021 BY CP Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS