LOTS 18 THRU 31 BLOCK A DIXIE VI
AS LIES E OF RD.

CHRISTIE FINLEY M/CHRISTIE DEBORAH P
7495 NW LAKE JEFFERY RD
LAKE CITY, FL 32055-8614

2026

08-4S-17-08198-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

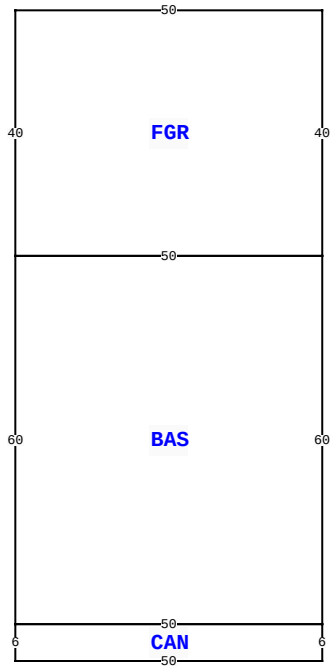
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	97,200
CAN	300	30		90	2,916
FGR	2,000	70		1,400	45,360
TOTALS	5,300			4,490	145,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	4,490	119.9950	54.00	242,460	1985	1985	0	0	0	40.00	60.00

1 PREF M B R 0% - 0 Heated Area: 3000 HX Base Yr



2779 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	145,476
TOTAL MARKET OB/XF VALUE	4,659
TOTAL LAND VALUE - MARKET	66,645
TOTAL MARKET VALUE	216,780
SOH/AGL Deduction	0
ASSESSED VALUE	216,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,780
TOTAL JUST VALUE	216,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,780

LAND:2:1: BACK PORTION OF PARCEL

SALE:1:1: STORE/153.42 FF HWY-41. ASSESSED $62150.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1240	1/17/2014	WD	U	I	12	225,300
GRANTOR:TD BANK NA						
GRANTEE:FINLEY M & DEBORAH						
1232/1800	3/21/2012	CT	U	I	18	100
GRANTOR:CLERK OF COURT (BERRY						
GRANTEE:TD BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W50 S40 BAS= S60 CAN= S6 E50 N6 W50$ E50 N60 W50$ E50 N40$.

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	0260	PAVEMENT-A	0	0	0	0	8,800.00	UT	0.59	0.59	40	0	0	3	40	2,059	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	2,500.00	2,500.00	50	0	0	3	50	1,250	
3	0166	CONC,PAVMT	0	0	0	0	1,350.00	UT	2.00	2.00	50	0	0	3	50	1,350	

LAND DESCRIPTION

TOTAL OB/XF 4,659

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	1700	C	1STORY OFF	0		CI	153.00	285.00	44,430.00	SF		1.00	1.00	0.75	2.00	1.50	66,645							

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.02 Total Land Value: 66,645 Market: 0 Agricultural: 0 Common: 66,645 PRINTED 11/18/2025 BY SYS