

BEG SW COR OF NE1/4 OF SE1/4, RU
1004.35 FT, NE 161.31 FT TO SW R
SE ALONG R/W 271.72 FT, S 931.74

BOOHER BRIAN L/BOOHER RONA L
5854 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

09-3S-16-02045-003



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality		05 05			
DOR CODE		0200MOBILE HOME			
MAP NUM				MKT AREA	01
NEIGHBORHOOD/LOC		9316.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	2,264
BAS	360	100		360	10,186
BAS	1,404	100		1,404	39,728
FCP	286	25		72	2,037
UOP	48	25		12	340
UST	77	45		35	990

TOTALS	2,255			1,963	55,545
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0040	BARN,POLE	0	100	16	32	512.00	UT	2.50	2.50	
5	0296	SHED METAL	0	100	12	18	218.00	UT	5.00	5.00	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
7	0030	BARN,MT	0	100	0	0	1.00	UT	10,000.00	10,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	5.20	AC	

REVIEW DATE 01/26/2023 BY KS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,963	117.9000	70.74	138,863	1988	1988	0	0	0 60.00	40.00
1 MOBILE HME 100% - 1999 Heated Area: 1844 HX Base Yr 1999											
5854 NW LAKE JEFFERY RD, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
34,958											

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34,958											

Total Acres: 5.20 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 55,545											
TOTAL MARKET OB/XF VALUE 34,958											
TOTAL LAND VALUE - MARKET 57,200											
TOTAL MARKET VALUE 147,703											
SOH/AGL Deduction 62,148											
ASSESSED VALUE 85,555											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 34,833											
TOTAL JUST VALUE 147,703											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 147,703											
XFOB:1:1: SEE ITEM 7 PINE M H											
PERMIT NUM DESCRIPTION AMT ISSUED											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q / V / RSN SALE											
1158/2051 1/13/2004 WD Q I 03 PRICE 100											
GRANTOR: PHILLIPS											
GRANTEE: BOOHER											
0869/0189 12/14/1995 CD Q I 01 50,000											
GRANTOR: PHILLIPS											
GRANTEE: BOOHER											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W17 UOP= W6 S8 E6 N8\$ S27 E16 BAS= S10 E36 BAS= E8 N10											
W8 S10\$ N10 W36 \$ E36 N27 W2 UST= N11 W7 S11 E7\$ W7 FCP= N11											
W26 S11 E26\$ W26\$.											

TOTAL OB/XF											
34,958											

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