

PHELPS GENE THOMAS JR
5809 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

09-3S-16-02045-103

BUILDING CHARACTERISTICS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

ELEMENT

CD

CONSTRUCTION

Exterior Wall

00

VINYL SID 100

Exterior Wall

00

N/A 0

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 100

Interior Floo

00

N/A 0

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2

100

Bathrooms

2

100

Frame Stories Units

01

NONE 100

Condition Adj Kitchen Adjus

03

03 100

Quality

05

05

DOR CODE

0200

MOBILE 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

960

100

2026

960

102,208

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0211

02

960

112.0000

108.64

104,294

2025

2025

0

0

0

2.00

98.00

1

MODULAR 2

0% - 2026

Heated Area: 960

HX Base Yr

64

15

64

15

BAS
2026

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

102,208

TOTAL MARKET OB/XF VALUE

7,000

TOTAL LAND VALUE - MARKET

45,720

TOTAL MARKET VALUE

154,928

SOH/AGL Deduction

5,766

ASSESSED VALUE

149,162

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

149,162

TOTAL JUST VALUE

154,928

NCON VALUE

109,208

INCOME VALUE

PREVIOUS YEAR MKT VALUE

45,720

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000053151

Modular Building

05/19/2025

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

1512/2522

4/15/2024

QC

U

V

11

100

GRANTOR: ALVAREZ BARBARA FRANC

GRANTEE: PHELPS GENE THOMAS

BLD DATE

XF DATE

INC DATE

5815 NW LAKE JEFFREY RD, LAKE CITY

LGL DATE

LAND DATE

AG DATE

04/07/2025

10/16/2023

MLU SPF

L N

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

9945

Well/Sept

0

0

0

0

1.00

UT

7,000.00

7,000.00

100

2026

2025

100

7,000

LAND DESCRIPTION

TOTAL OB/XF

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0200

C

MBL HM

0

0.00

0.00

5.08

AC

1.00

1.00

1.00

9,000.00

9,000.00

45,720

REVIEW DATE

09/19/2025

BY

randall

Total Acres: 5.08

Total Land Value: 45,720

Market: 0

Agricultural: 0

Common: 45,720

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