BEG AT A PT WHERE N LINE OF CR-2
N LINE OF SEC, RUN E 1176.57 FT
A CO RD, S 866.63 FT TO N R/W S

BEADLES LONNIE BRANDON/BEADLES LAURA SHANE
6429 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

09-3S-16-02046-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

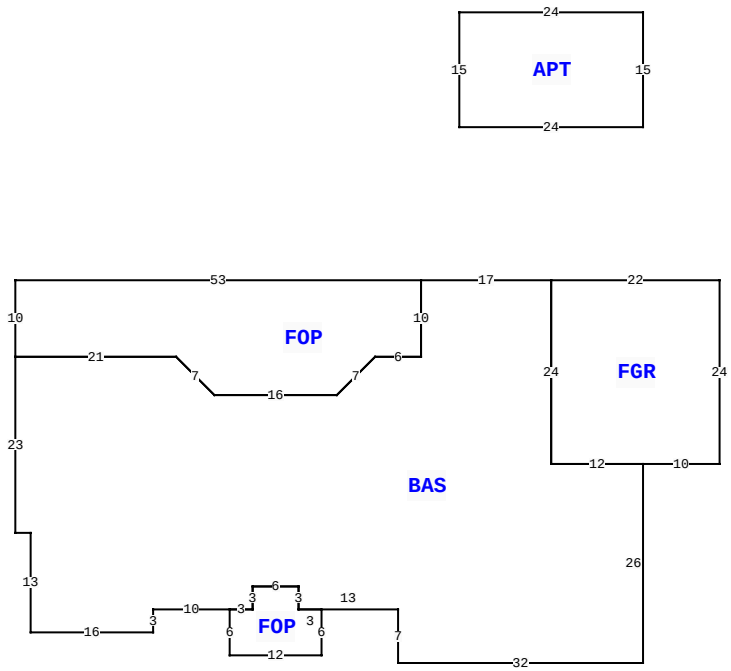
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
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
APT	360	100		360	32,858
BAS	2,837	100		2,837	258,942
FGR	528	55		290	26,469
FOP	90	30		27	2,464
FOP	635	30		190	17,342
TOTALS	4,450			3,704	338,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,704	125.3725	140.42	520,116	2000	2000	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2017 Heated Area: 3197 HX Base Yr 2017



6429 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		338,075
TOTAL MARKET OB/XF VALUE		45,241
TOTAL LAND VALUE - MARKET		92,880
TOTAL MARKET VALUE		476,196
SOH/AGL Deduction		135,245
ASSESSED VALUE		340,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,229
TOTAL JUST VALUE		476,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042430	Roof Replacement	33,235	07/28/2021
18334	POOL	85	05/30/2001
16770	SFR	0	03/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/2380	4/25/2016	WD	Q	I	01	379,000
GRANTOR: JEFFREY L & TEENA RUF						
GRANTEE: LONNIE B & LAURA S						
0812/1619	10/26/1995	WD	Q	I		58,800
GRANTOR: WILLIAM J & JUANITA D						
GRANTEE: JEFFREY L & TEENA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N26 FGR= E10 N24 W22 S24 E12$ W12 N24 W17 FOP= W53 S10 E21 D5 R5 E16 R5 U5 E6 N10$ S10 W6 D5 L5 W16 L5 U5 W21 S23 E2 S13 E16 N3 E10 FOP= S6 E12 N6 W3 N3 W6 S3 W3$ E3 N3 E6 S3 E13 S7 E32$ PTR= N70 APT= N15 W24 S15 E24$ S70$.

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	576.00	UT	1.50	1.50	100	2000	2000	3	100	864	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	790.00	UT	1.50	1.50	100	2001	2001	3	100	1,185	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
6	0166	CONC,PAVMT	0	100	0	0	6,000.00	UT	2.00	2.00	100	2008	2008	3	100	12,000	
7	0030	BARN,MT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	
8	0030	BARN,MT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 45,241

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	10.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	92,880							

REVIEW DATE 01/27/2023 BY KS Total Acres: 10.32 Total Land Value: 92,880 Market: 0 Agricultural: 0 Common: 92,880 PRINTED 11/07/2025 BY SYS