LOT 11 ROLLING OAKS S/D.

732-8137, 808-1494, WD 1236-33

BAILEY MAENELL
6040 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

09-3S-16-02049-111

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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	06

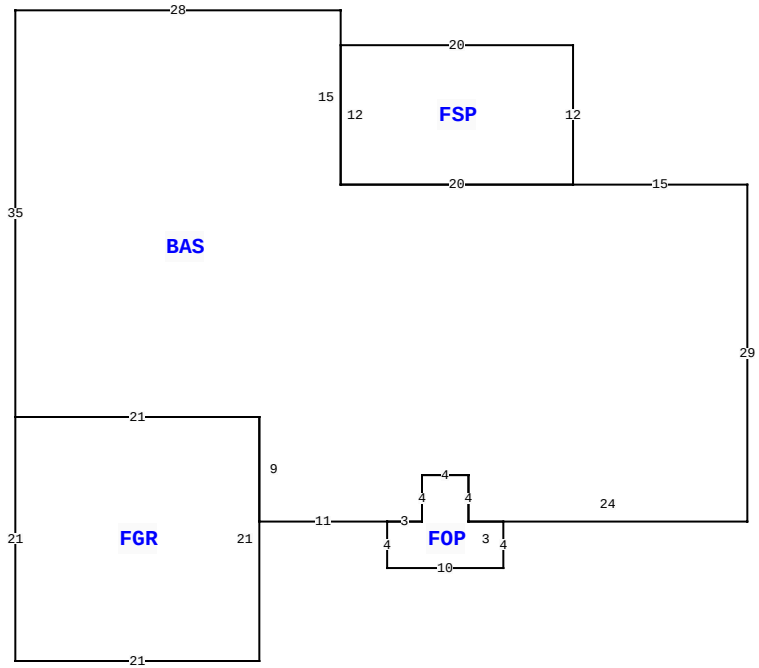
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100		2,042	211,030
FGR	441	55		243	25,113
FOP	56	30		17	1,757
FSP	240	40		96	9,921
TOTALS	2,779			2,398	247,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	121.4136	135.98	326,080	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2042 HX Base Yr 2002



6040 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		247,821
TOTAL MARKET OB/XF VALUE		6,724
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		294,545
SOH/AGL Deduction		85,294
ASSESSED VALUE		209,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,529
TOTAL JUST VALUE		294,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042387	Roof Replacement	19,655	07/23/2021
16860	SFR	325	04/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0033	5/23/2012	WD	U	I	11	100
GRANTOR: TIMOTHY BAILEY						
GRANTEE: MAENELL BAILEY						
0808/1494	7/28/1995	WD	Q	V		12,500
GRANTOR: JOSEPH N JACOBS						
GRANTEE: TIMOTHY & MAENELL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W20 S12 E20$ W20 N15 W28 S35 FGR= S21 E21 N21 W21$ E21 S9 E11 FOP= S4 E10 N4 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E24 N29$.

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	760.00	UT	1.50	1.50	100	2001	2001	3	100	1,140	
2	0210	GARAGE U	0	100	14	16	224.00	UT	16.00	16.00	100	2001	2001	3	100	3,584	
3	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,724

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	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 01/27/2023 BY KS Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS