LOT 4 BLOCK A OAKHAVEN S/D.

596-525, 604-178, 682-741, 749-1

CHARLES HEATHER B
9836 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2026

12-3S-15-00167-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

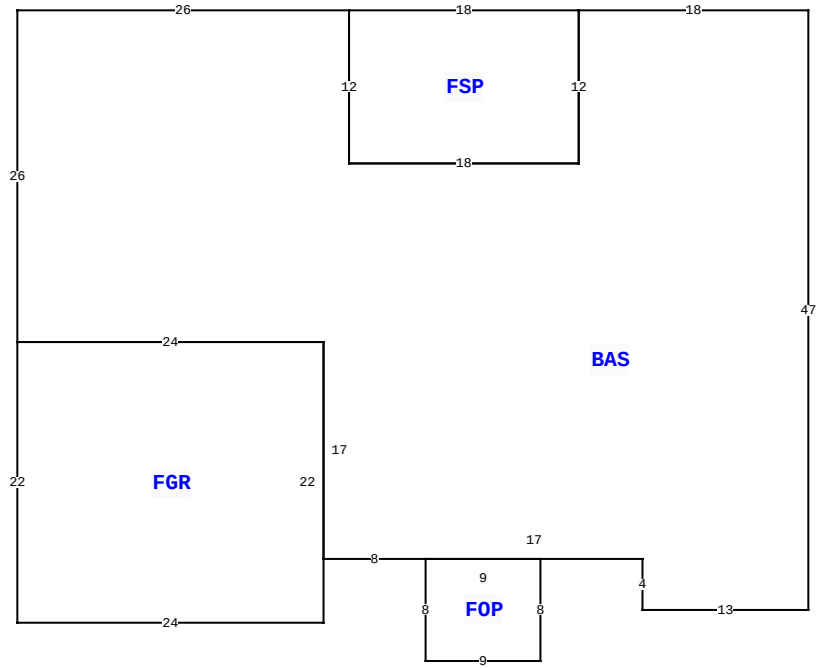
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	239,190
FGR	528	55		290	33,126
FOP	72	30		22	2,513
FSP	216	40		86	9,824
TOTALS	2,910			2,492	284,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	125.9104	141.02	351,422	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2094 HX Base Yr 2007



9836 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,652
TOTAL MARKET OB/XF VALUE		11,106
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		320,758
SOH/AGL Deduction		102,203
ASSESSED VALUE		218,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,833
TOTAL JUST VALUE		320,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048040	Electrical Servic	0	09/06/2023
24673	SFR	624	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/0041	2/24/2010	QC	U	I	11	100
GRANTOR: HEATHER & TROY A MARK						
GRANTEE: HEATHER B MARKHAM						
1037/0080	1/31/2005	WD	Q	V		26,000
GRANTOR: GRANATO						
GRANTEE: HEATHER & TROY A MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W18 S12 E18 N12$ S12 W18 N12 W26 S26 FGR= S22 E24 N22 W24$ E24 S17 E8 FOP= S8 E9 N8 W9$ E17 S4 E13 N47$.

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	1,002.00	UT	3.00	3.00	100	2006	2006	3	100	3,006	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 11,106

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	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 11/06/2023 BY TW Total Acres: 2.07 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2025 BY SYS