COMM SE COR OF SE1/4 OF NW1/4, W
POB, N 624.20 FT, W 110.69 FT N
FT, E 272.58 FT TO E LINE OF SE1

TYRE NICHOLAS RONNIE
5813 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

13-4S-15-00358-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1364 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,500
TOTAL LAND VALUE - MARKET	229,060
TOTAL MARKET VALUE	246,560
SOH/AGL Deduction	0
ASSESSED VALUE	246,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,560
TOTAL JUST VALUE	246,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050566	New Residential C	120,000	08/16/2024
000050559	Right-of-Way Acce		08/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/349	1/25/2024	WD	Q	V	01	375,000
GRANTOR: ASH JOSEPH BRENT						
GRANTEE: TYRE NICHOLAS RONNI						
1454/2648	12/16/2021	WD	Q	V	01	225,000
GRANTOR: KLOPP CHRISTOPHER JAM						
GRANTEE: ASH JOSEPH BRENT						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	8,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 17,500

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	35.24	AC		1.00	1.00	1.00	6,500.00	6,500.00	229,060							

REVIEW DATE 12/03/2024 BY JB Total Acres: 35.24 Total Land Value: 229,060 Market: 0 Agricultural: 0 Common: 229,060 PRINTED 11/18/2025 BY SYS