

MAYO VERA
4989 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

15-3S-16-02127-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		03	BELOW AVG. 100		0100	01	945	75.8160	84.91	80,240	1960	1960	0	0	35.00	65.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2024												Heated Area: 880				HX Base Yr				Tax Group: 3		Tax Dist:					
Roof Cover		12	MODULAR MT 100		UST BAS UCP												BUILDING MARKET VALUE		52,156													
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		0													
Interior Floo		09	PINE WOOD 100														TOTAL LAND VALUE - MARKET		170,640													
Air Condition		02	WINDOW 100														TOTAL MARKET VALUE		65,867													
Heating Type		01	NONE 100														SOH/AGL Deduction		0													
Bedrooms		3	100														ASSESSED VALUE		65,867													
Bathrooms		1	100														TOTAL EXEMPTION VALUE		0													
Frame		01	NONE 100														BASE TAXABLE VALUE		65,867													
Stories		1.	1. 100														TOTAL JUST VALUE		222,796													
Architectual Units		05	CONV 100														NCON VALUE		0													
Condition Adj		03	03 100		INCOME VALUE																											
Kitchen Adjus		01	01 100		PREVIOUS YEAR MKT VALUE		222,796																									
Quality		03	03																													
DOR CODE		5000 IMPROVED AG																														
MAP NUM							MKT AREA		01																							
NEIGHBORHOOD/LOC		15316.00					1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	880	100		880	48,569																											
UCP	216	20		43	2,373																											
UST	48	45		22	1,214																											
TOTALS		1,144		945	52,156	4989 NW LAKE JEFFERY RD, LAKE CITY										BLD DATE				LGL DATE		05/16/2023		MLU								
EXTRA FEATURES												XF DATE				LAND DATE				AG DATE												
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																
LAND DESCRIPTION										TOTAL OB/XF										0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000															
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	27.44	AC		1.00	1.00	1.00	281.00	281.00	7,711															
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	27.44	AC		1.00	1.00	1.00	6,000.00	6,000.00	164,640															
REVIEW DATE	02/17/2023		BY	KS		Total Acres: 28.44		Total Land Value: 13,711		Market: 164,640		Agricultural: 7,711		Common: 6,000		PRINTED 11/18/2025 BY SYS																