LOTS 5, 7 & 8 GLENNWOOD S/D UNIT
ORB 468-653, 485-242, 658-195, 8

JEFFRIES MICHAEL/JEFFRIES SHANNON
247 SE MOJAVE WAY
LAKE CITY, FL 32025

2025

16-4S-17-08382-076

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

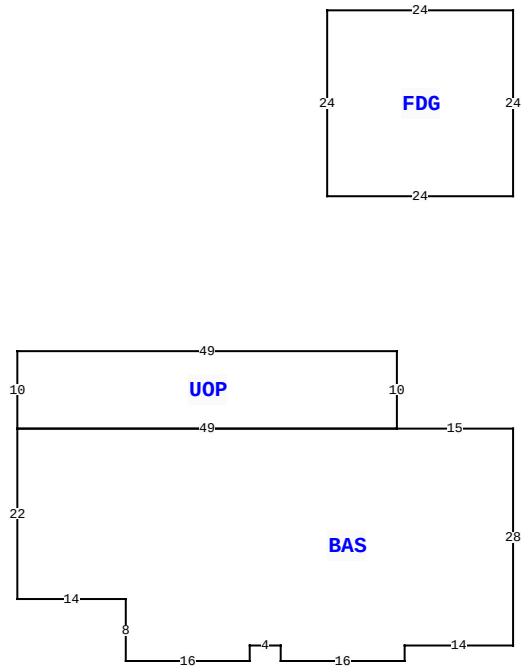
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100		1,772	140,393
FDG	576	60		346	27,413
UOP	490	20		98	7,764
TOTALS	2,838			2,216	175,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,216	108.8340	121.89	270,108	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1772 HX Base Yr 2025



247 SE MOJAVE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,570
TOTAL MARKET OB/XF VALUE		27,440
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		258,510
SOH/AGL Deduction		0
ASSESSED VALUE		258,510
TOTAL EXEMPTION VALUE	HX HB 13	258,510
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31254	POOL ENCL	100	07/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/2691	2/20/2015	WD	Q	I	01	144,000
GRANTOR: RICHARD I & ERIC J PR						
GRANTEE: MICHAEL & SHANNON J						
1079/2512	4/03/2006	WD	Q	I		150,900
GRANTOR: J E DAVID & CATHERIN						
GRANTEE: RICHARD I & ERIC J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N10 W49 S10 E49$ W49 S22 E14 S8 E16 N2 E4 S2 E16 N2 E14 N28$ PTR=N30 FDG= N24 W24 S24 E24$ S30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
5	0282	POOL ENCL	0	100	24	42	1,008.00	UT	15.00	15.00	100	2013	2013	3	45	6,804	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 27,440

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		RSF-2	0.00	0.00	3.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	55,500							

REVIEW DATE 05/03/2017 BY DF Total Acres: 1.90 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 06/20/2025 BY SYS