LOT 17 BLOCK 6 BOULEVARD PARK S/
761-844, 785-230, 785-347, 790-1

T. JERNIGAN LLC
221 NORTH HOGAN STREET 343
JACKSONVILLE, FL 32202

2025

20-3S-17-05500-000

BUILDING CHARACTERISTICS

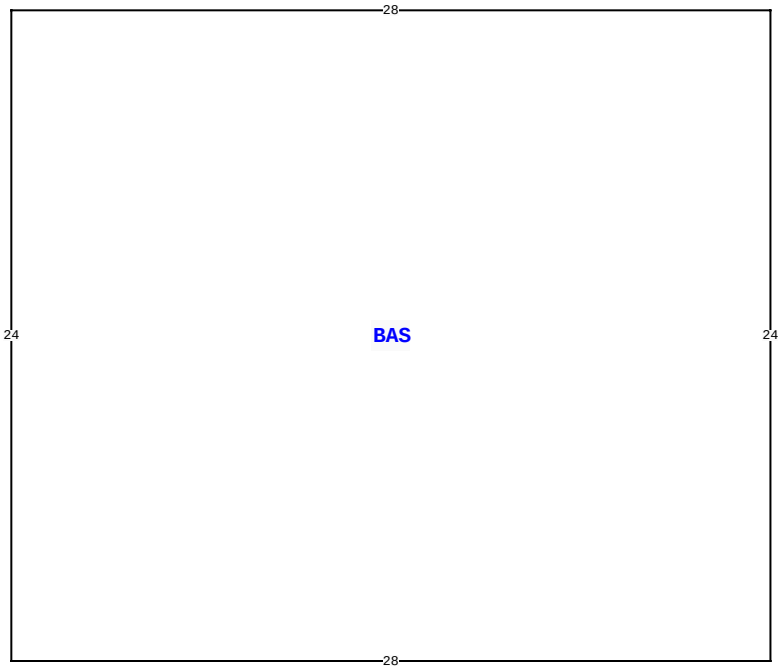
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
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 07
NEIGHBORHOOD/LOC	20317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	66,305
TOTALS	672			672	66,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	672	115.5400	129.40	86,957	1971	2005	0	0	0	23.75	76.25

1 SINGLE FAM 0% - 0 Heated Area: 672 HX Base Yr



1610 NW OAKLAND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	66,305
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	2,500
TOTAL MARKET VALUE	70,205
SOH/AGL Deduction	725
ASSESSED VALUE	69,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,480
TOTAL JUST VALUE	70,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,083

SALE:5:1: LOT 17 BLK 6 BOULEVARD PARK

SALE:4:1: CERTIFICATE OF TITLE

SALE:3:1: LOT 17 BLOCK 6 BOULEVARD PARK

SALE:2:1: LOT 17 BLK 6 BOULEVARD PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1383/2447	4/25/2019	WD	Q	I	01	51,000
GRANTOR: CHRISTOPHER&TRACI MAI						
GRANTEE: T. JERNIGAN LLC						
1066/1051	11/28/2005	WD	Q	I		39,000
GRANTOR: JAY S DAVIS						
GRANTEE: CHRISTOPHER R MAITL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E28 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.15 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 08/15/2025 BY SYS