

LOTS 1 & 2 SPRING HOLLOW S/D.  
527-469, 661-90-97, 784-1718 (NO

BECHTEL MARION LAVERN SR  
2185 NW LAKE JEFFERY RD  
LAKE CITY, FL 32055

2025

25-3S-16-02278-003



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 50
Exterior Wall	21 STONE 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	25316.010 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,690
FGR	529
FOP	69
UOP	144
TOTALS	2,432

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
Heated Area: 1690						HX Base Yr						
BLD DATE	XF DATE					LGL DATE					04/21/2023	MLU
2185 NW LAKE JEFFERY RD, LAKE CITY												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2 Tax Dist:			
BUILDING MARKET VALUE			179,831
TOTAL MARKET OB/XF VALUE			8,551
TOTAL LAND VALUE - MARKET			37,000
TOTAL MARKET VALUE			225,382
SOH/AGL Deduction			0
ASSESSED VALUE			225,382
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			225,382
TOTAL JUST VALUE			225,382
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051405	Roof Replacement	12,000	11/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2271	3/14/2025	WD Q	Q	I	01	285,000
GRANTOR: WARD JO C SARGENT TRU						
GRANTEE: BECHTEL MARION LAVE						
0600/0308	8/01/1986	WD Q	Q	I		80,000
GRANTOR:						
GRANTEE:						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	149,638
FGR	529	55		291	25,766
FOP	69	30		21	1,860
UOP	144	20		29	2,568
TOTALS	2,432			2,031	179,831

EXTRA FEATURES																
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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,251	
3	0104	GENERATOR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		85	5,100	

LAND DESCRIPTION																								
TOTAL OB/XF												8,551												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

BUILDING NOTES											
BAS= W14 S21 FGR= W16 S23 E23 N23 W7\$ E7 S11 FOP= S8 E13 N3 W7 N5 W6\$ E6 S5 E7 S3 E10 S6 E18 N42 W18 UOP= N9 W16 S9 E16\$ W16 N4\$ .											

REVIEW DATE																																							
04/24/2025					BY TP					Total Acres: 1.02					Total Land Value: 37,000					Market: 0					Agricultural: 0					Common: 37,000					PRINTED 08/20/2025 BY SYS				