LOT 9 BLOCK 12 CAROLYN HEIGHTS S

521-712, 770-1431, CT 810-1867,

JEFFERSON EUGENE/JEFFERSON BETTY
721 NE CENTER AVE
LAKE CITY, FL 32055

2026

28-3S-17-05795-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

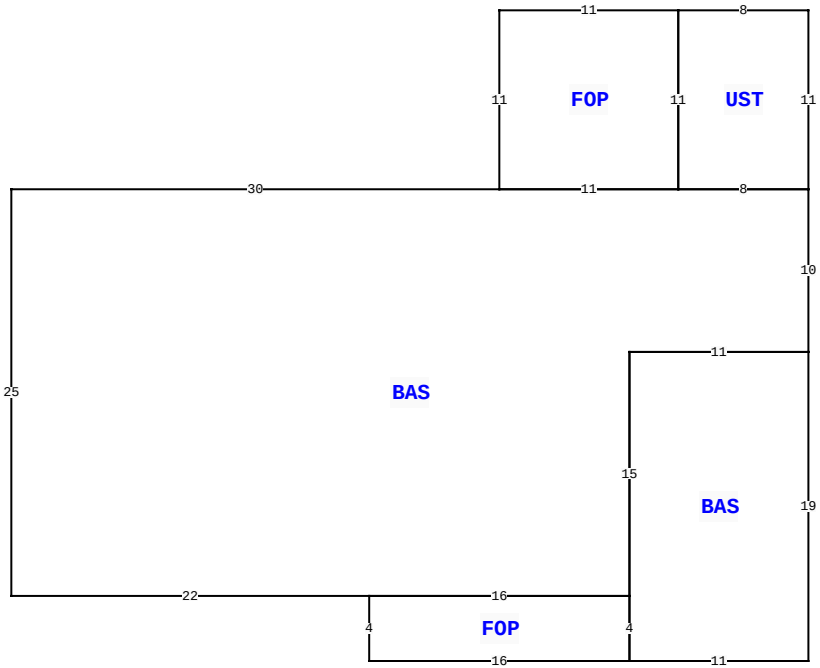
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	14,028
BAS	1,060	100		1,060	71,149
FOP	64	30		19	1,275
FOP	121	30		36	2,416
UST	88	45		40	2,685
TOTALS	1,542			1,364	91,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,364	108.9650	122.04	166,463	1972	1972	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1269 HX Base Yr



159 NE LABELLE TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,555
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	100,555
SOH/AGL Deduction	0
ASSESSED VALUE	100,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,555
TOTAL JUST VALUE	100,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,555

SALE:1:1: BANK TO HUD TO GULLETT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047224	Roof Replacement	4,500	05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1128/2646	8/21/2007	WD	Q	I		75,000
GRANTOR: ELOISE FOSTER & CECIL						
GRANTEE: EUGENE & BETTY JEFF						
0908/1494	8/14/2000	WD	Q	I		45,000
GRANTOR: ANN P GULLETT						
GRANTEE: ELOISE FOSTER & CEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S25 E22 FOP= S4 E16N4 W16$ E16 BAS= S4 E11 N19 W11 S15$ N15 E11 N10 UST= N11W8 S11 E8$ W8 FOP= N11 W11 S11 E11$ W11$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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	8,400.00	8,400.00	8,400							

REVIEW DATE 07/27/2023 BY jerry Total Acres: 0.18 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 10/03/2025 BY SYS