COMM SE COR OF W1/2 OF SW1/4 OF
FT FOR POB, CONT W 117 FT, N 399
CR-250, S 65 DEG E ALONG R/W 6.8

KOHN ESTHER C
9143 RIBAULT AVE
JACKSONVILLE, FL 32208

2026

30-3S-17-05851-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

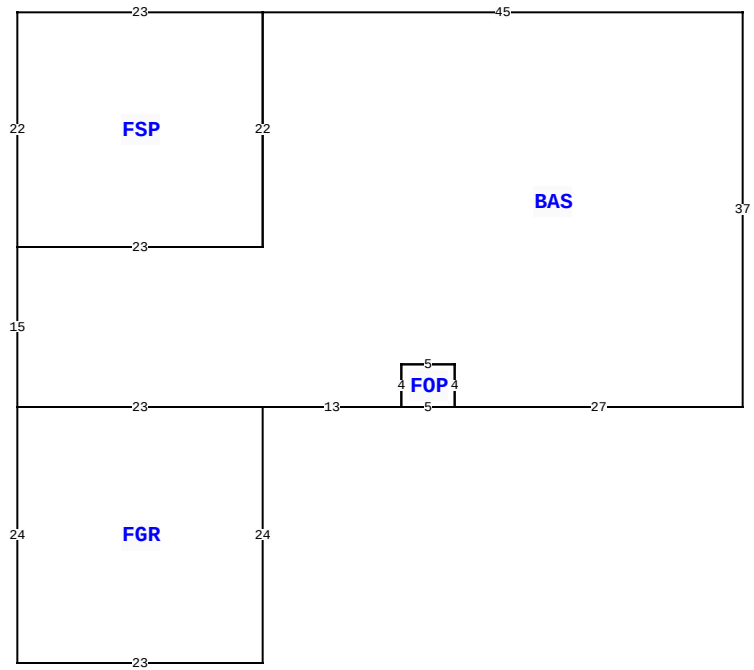
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100		1,990	136,276
FGR	552	55		304	20,818
FOP	20	30		6	411
FSP	506	40		202	13,833
TOTALS	3,068			2,502	171,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,502	111.1680	124.51	311,524	1989	1989	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1990 HX Base Yr



1376 NW LAKE JEFFERY RD, 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	171,338
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	184,838
SOH/AGL Deduction	0
ASSESSED VALUE	184,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,838
TOTAL JUST VALUE	184,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,838

XFOB:3:1: FENCE IS AROUND DAYCARE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8686	SFR	20,000	08/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/0115	9/30/2013	WD	U	I	18	65,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ESTHER C KOHN (MARR						
1249/0856	1/23/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (GLOVE						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FSP= W23 S22 E23 N22$ S22 W23 S15 FGR= S24 E23N24 W23$ E23 E13 FOP= E5 N4 W5 S4$ N4 E5 S4 E27 N37$.

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	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 11/16/2015 BY DF Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/19/2025 BY SYS