LOT 4 PARNELL'S ROCK GARDEN
CIRCLE S/D. 344-13, QC 1305-2677,

GEORGE ELVIRA L
844 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2026

30-3S-17-11709-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

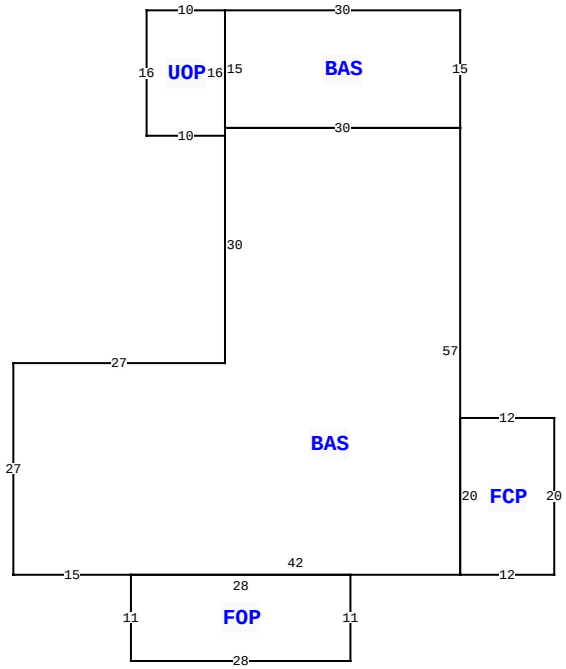
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	30,604
BAS	2,439	100		2,439	165,870
FCP	240	25		60	4,080
FOP	308	30		92	6,257
UOP	160	20		32	2,176
TOTALS	3,597			3,073	208,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,073	110.4000	123.65	379,976	1973	1973	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2016 Heated Area: 2889 HX Base Yr 2016



844 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: 1	Tax Dist:	
BUILDING MARKET VALUE		208,987
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		3,800
TOTAL MARKET VALUE		214,787
SOH/AGL Deduction		77,660
ASSESSED VALUE		137,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,405
TOTAL JUST VALUE		214,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
019	ADDN SFR	2,100	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/2677	12/05/2015	QC	U	I	11	100

GRANTOR: BERNARD GEORGE

GRANTEE: ELVIRA L GEORGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S27 E15 FOP= S11 E28 N11 W28$ E42 FCP= E12 N20W12 S20$ N57 BAS= N15 W30 UOP= W10 S16 E10 N16$ S15 E30$ W30 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	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.19 Total Land Value: 3,800 Market: 0 Agricultural: 0 Common: 3,800 PRINTED 11/20/2025 BY SYS