LOT 5 PARNELLS ROCK GARDEN
CIRCLE S/D. ORB 307-721,
842-2322,

JAMES MARGARET R
862 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2025

30-3S-17-11709-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

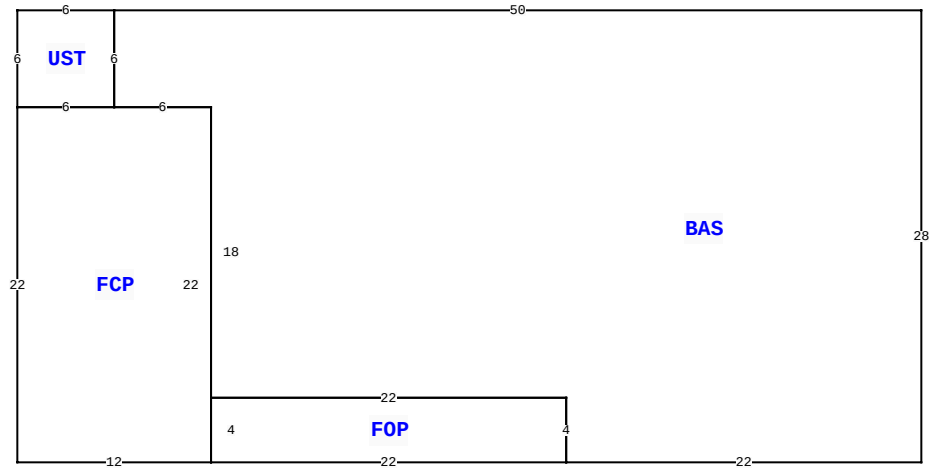
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100		1,180	88,537
FCP	264	25		66	4,952
FOP	88	30		26	1,951
UST	36	45		16	1,201
TOTALS	1,568			1,288	96,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	121.8000	136.42	175,709	1972	1972	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 1998 Heated Area: 1180 HX Base Yr 1998



862 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		96,640
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		3,800
TOTAL MARKET VALUE		101,240
SOH/AGL Deduction		42,061
ASSESSED VALUE		59,179
TOTAL EXEMPTION VALUE	HX HB SX	59,179
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		101,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2286	ADDN SFR	50	09/06/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0842/2322	7/23/1997	WD	Q	I		42,500

GRANTOR: WATSON
GRANTEE: JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UST= W6 S6 E6 N6$ S6 FCP= W6 S22 E12 N22 W6$ E6S18
FOP= S4 E22 N4 W22$ E22 S4 E22 N28$.

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	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 800

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: 0.22 Total Land Value: 3,800 Market: 0 Agricultural: 0 Common: 3,800 PRINTED 08/22/2025 BY SYS