NW DIV: LOT 7 PARNELL ROCK
GARDEN CIRCLE S/D.
ORB 449-113, CT 827-1496,

PEARCE IRENE
904 NW LAKE JEFFERY RD
LAKE CITY, FL 32025

2025

30-3S-17-11709-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

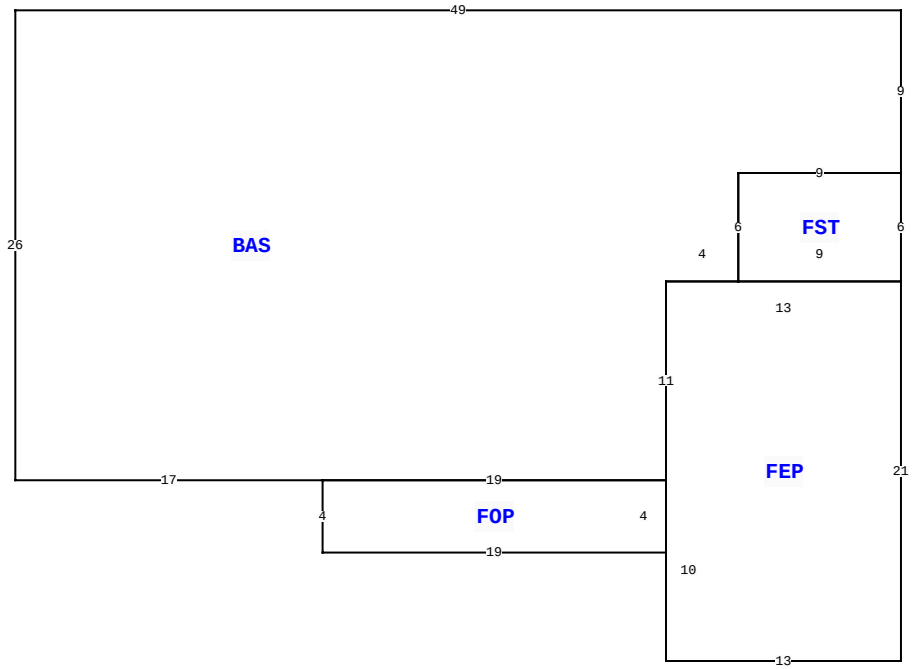
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,077	100		1,077	84,789
FEP	273	80		218	17,163
FOP	76	30		23	1,811
FST	54	55		30	2,362
TOTALS	1,480			1,348	106,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,348	127.8000	143.14	192,953	1979	1979	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 1997 Heated Area: 1077 HX Base Yr 1997



904 NW LAKE JEFFERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,124
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		3,800
TOTAL MARKET VALUE		112,024
SOH/AGL Deduction		42,767
ASSESSED VALUE		69,257
TOTAL EXEMPTION VALUE	HX HB	44,257
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0832/1856	12/27/1996	WD	Q	I		43,000
GRANTOR: LINDA WOOD						
GRANTEE: IRENE PEARCE						
0827/1496	8/28/1996	CT	U	I	11	22,500
GRANTOR: CLERK OF COURT						
GRANTEE: LINDA WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S26 E17 FOP= S4 E19N4 W19$ E19 FEP= S10 E13 N21 W13 S11$ N11 E4 FST= E9 N6 W9S6$ N6 E9 N9$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 08/08/2011 BY DF Total Acres: 0.26 Total Land Value: 3,800 Market: 0 Agricultural: 0 Common: 3,800 PRINTED 08/22/2025 BY SYS