LOT 77 EASTSIDE VILLAGE S/D.
695-497, DC 1258-2495, WD 1258-2

STEPHENS JEANIE/PEACE FRANCES
173 SE JENESE WAY
LAKE CITY, FL 32025

2026

34-3S-17-07018-177

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

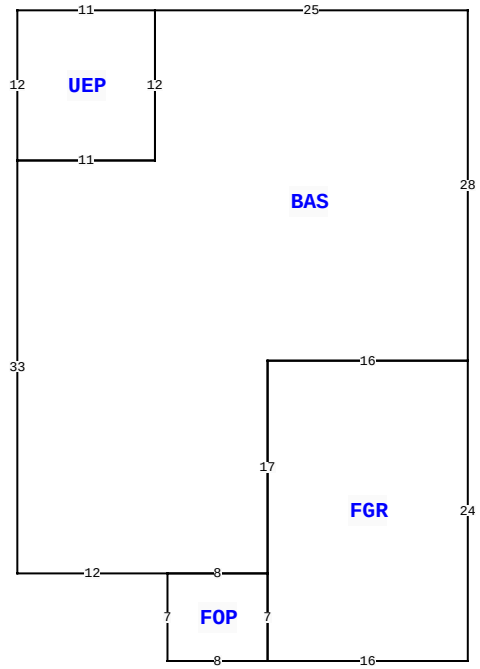
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	95,354
FGR	384	55		211	16,546
FOP	56	30		17	1,333
UEP	132	60		79	6,195
TOTALS	1,788			1,523	119,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	107.7120	120.64	183,735	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1216 HX Base Yr 2024



173 SE JENESE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,428
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		142,328
SOH/AGL Deduction		0
ASSESSED VALUE		142,328
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		86,606
TOTAL JUST VALUE		142,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/2120	11/13/2023	LE	U	I	14	23,800
GRANTOR: COLEMAN JUDITH GIDDEN						
GRANTEE: STEPHENS JEANIE (RM						
1258/2497	7/22/2013	WD	Q	I	01	64,000
GRANTOR: GERTRUDE REASH						
GRANTEE: JUDITH GIDDENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UEP= W11 S12 E11 N12$ S12 W11 S33 E12 FOP= S7E8 N7 W8$ E8 FGR= S7 E16 N24W16 S17$ N17 E16 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	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS