100 FT N & S BY 150 FT E & W
IN NW COR LOT 17, ALEXANDRA HEIG

JENKINS ELOISE
179 NE DEW DROP WAY
LAKE CITY, FL 32055

2026

35-3S-17-07361-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

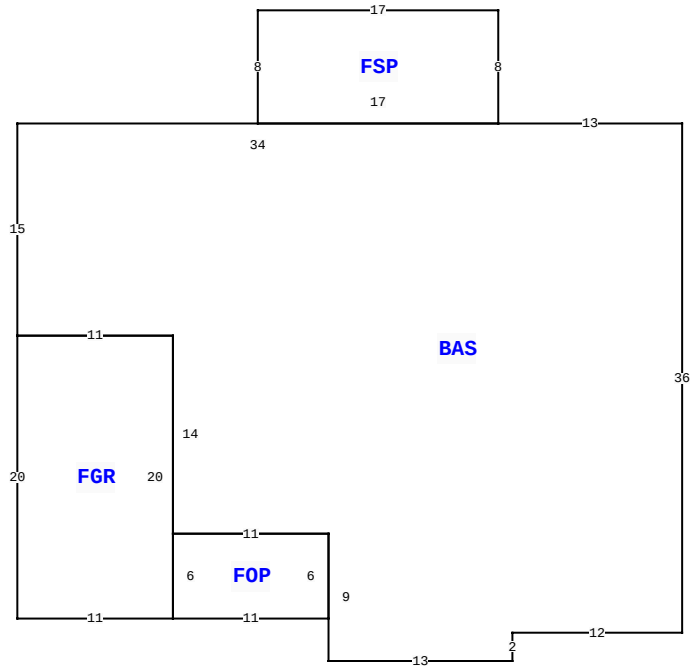
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100		1,410	163,044
FGR	220	55		121	13,991
FOP	66	30		20	2,312
FSP	136	40		54	6,244
TOTALS	1,832			1,605	185,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	113.4540	127.07	203,947	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1410 HX Base Yr 2017



179 NE DEW DROP WAY, 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		185,592
TOTAL MARKET OB/XF VALUE		902
TOTAL LAND VALUE - MARKET		3,146
TOTAL MARKET VALUE		189,640
SOH/AGL Deduction		68,538
ASSESSED VALUE		121,102
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		15,380
TOTAL JUST VALUE		189,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34340	SFR	584	08/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1288/2017	1/28/2015	WD	Q	V	01	6,000

GRANTOR: SANDRA BROWN CLAYTON

GRANTEE: ELOISE JENKINS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N8 W17 S8 E17$ W34 S15 FGR= S20 E11 N20 W11$ E11 S14 FOP= S6 E11 N6 W11$ E11 S9 E13 N2 E12 N36$.

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	451.00	UT	2.00	2.00	100	2016	2016	3	100	902	

LAND DESCRIPTION

TOTAL OB/XF 902

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	12,583.00	SF		1.00	1.00	1.00	0.25	0.25	3,146							

REVIEW DATE 12/28/2016 BY HC Total Acres: 0.29 Total Land Value: 3,146 Market: 0 Agricultural: 0 Common: 3,146 PRINTED 11/14/2025 BY SYS