LOT 1 & N1/2 OF LOT 2 BLOCK 8 FO
UNIT 1.

LEFRANCOIS CARLA/LEFRANCOIS RUSSELL D
817 SE TEAKWOOD TER
LAKE CITY, FL 32025

2027

00-00-00-07753-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
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 06

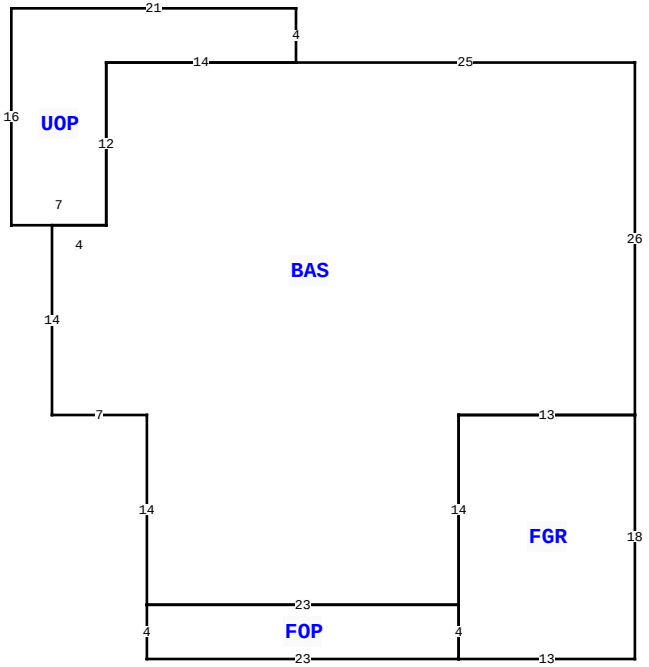
NEIGHBORHOOD/LOC 5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	147,079
FGR	234	55		129	13,630
FOP	92	30		28	2,959
UOP	168	20		34	3,592
TOTALS	1,886			1,583	167,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	131.5800	144.74	229,123	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 0% - 2025 Heated Area: 1392 HX Base Yr



817 SE TEAKWOOD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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	0	12	36	432.00	UT	1.50	1.50	100	1998	1998	3	100	648	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	167,260
TOTAL MARKET OB/XF VALUE	1,448
TOTAL LAND VALUE - MARKET	32,550
TOTAL MARKET VALUE	201,258
SOH/AGL Deduction	0
ASSESSED VALUE	201,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,258
TOTAL JUST VALUE	201,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,298

SALE:1:1: GRANDMOTHER TO GRANDSON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1188	SFR	306	03/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1799	1/19/2024	WD	Q	I	01	220,000
GRANTOR: JAEGER DAVID ALLEN						
GRANTEE: LEFRANCOIS CARLA						
1418/1595	8/31/2020	WD	Q	I	01	146,500
GRANTOR: ADAM HOUSTON TRUSTEE						
GRANTEE: DAVID ALLEN JAEGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 W14 S12 W4 S14 E7 S14 E23 N14 E13 N26 $
FGR=[ORIG=-13,40] S4 E13 N18 W13 S14 $
UOP=[ORIG=-25,0] N4 W21 S16 E7 N12 E14 $
FOP=[ORIG=-36,40] S4 E23 N4 W23 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,448

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	0		00	0.00	0.00	31,000.00	SF		1.00	1.00	0.70	1.50	1.05	32,550							

REVIEW DATE 01/29/2024 BY TP Total Acres: 0.71 Total Land Value: 32,550 Market: 0 Agricultural: 0 Common: 32,550 PRINTED 11/17/2026 BY SYS