

LOTS 13 & 14 BLOCK 10 FOREST
 HILLS S/D UNIT 1. 848-1220,
 873-1174, WD 998-1489, DC 1341

JENKINS JACK H JR/JENKINS VICKI L
 869 SE ZINNIA WAY
 LAKE CITY, FL 32025

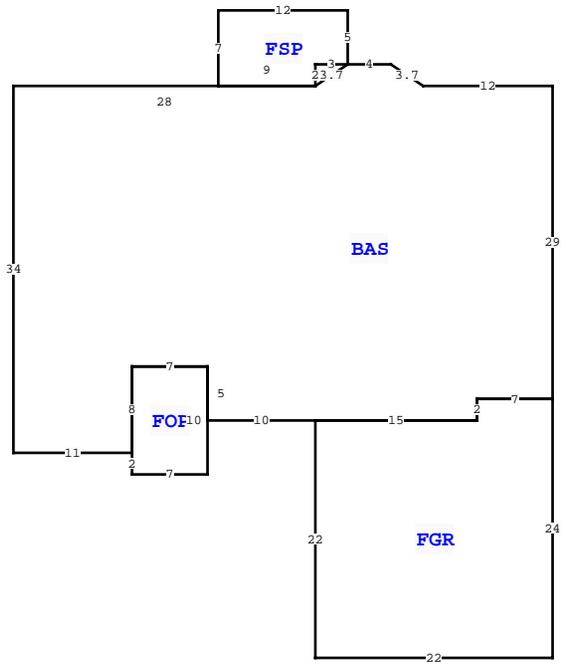
2026

00-00-00-07763-223



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	07	07	
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
BAS	1,551	100	
FGR	498	55	
FOP	70	30	
FSP	81	40	
TOTALS	2,200		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 1551						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			190,658
TOTAL MARKET OB/XF VALUE			4,845
TOTAL LAND VALUE - MARKET			42,356
TOTAL MARKET VALUE			237,859
SOH/AGL Deduction			65,666
ASSESSED VALUE			172,193
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			120,782
TOTAL JUST VALUE			237,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1133	SFR	176	01/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0818	3/28/2019	WD	Q	I	01	169,000
GRANTOR: SEAN P GREENE						
GRANTEE: JACK H JR & VICKI L						
1341/1528	7/24/2017	WD	U	I	16	76,500
GRANTOR: ANITA O EDWARDS INDIV						
GRANTEE: SEAN P GREENE						

EXTRA FEATURES		869 SE ZINNIA WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	1,445.00
3	0297	SHED CONCR	2,200.00

BLD DATE	11/17/1998	CM		LGL DATE	05/12/2026	MLU	
XF DATE		AG DATE		INC DATE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 U2 L3 W4 FSP= N5 W12 S7 E9 U2 R3 \$ W3 S2 W28 S34 E11FOP= S2 E7 N10 W7 S8\$ N8 E7 S5 E10 FGR= S22 E22 N24 W7 S2 W15\$ E15 N2 E7 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF												4,845										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	21,178.00	SF		1.00	1.00	1.00	2.00	2.00	42,356							