

NW DIV BEG AT SE COR OF BLOCK 4
W 35 FT, S 30 FT, W 35 FT, S 105
POB, BLOCK 48.

KAIRAT CHRISTOPHER LEE
301 NW JEFFERSON ST
LAKE CITY, FL 32025

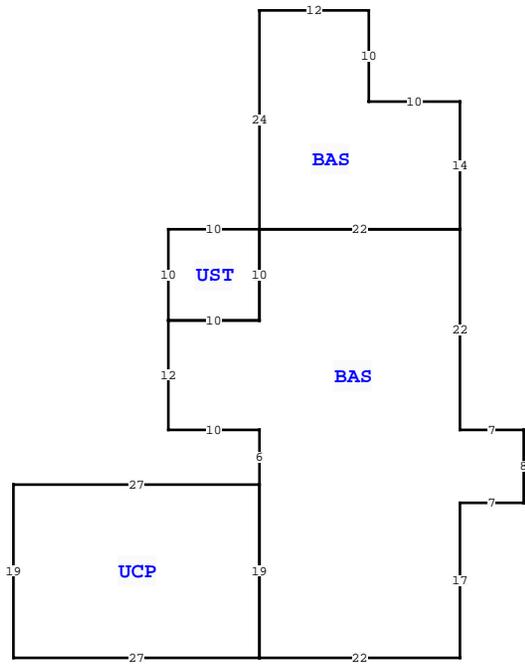
2026

00-00-00-11362-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03		BELOW AVG.	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	01		MINIMUM	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	06		VINYL ASB	100	
Air Condition	02		WINDOW	100	
Heating Type	01		NONE	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	01		NONE	100	
Stories	1.		1.	100	
Architectual	05		CONV	100	
Units			0	100	
Condition Adj	01		01	100	
Kitchen Adjus	01		01	100	
Quality	01	01			
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	428	100		428	5,379
BAS	1,210	100		1,210	15,207
UCP	513	20		103	1,295
UST	100	45		45	566
TOTALS	2,251			1,786	22,446

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,786	44.1000	50.27	89,782	1930	1930	10	0	30	35.00	25.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1638 HX Base Yr														



L	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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

EXTRA FEATURES					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

301 NW JEFFERSON ST, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	22,446		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	3,990		
TOTAL MARKET VALUE	27,036		
SOH/AGL Deduction	0		
ASSESSED VALUE	27,036		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	27,036		
TOTAL JUST VALUE	27,036		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	26,643		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/927	3/14/2023	TD	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KAIRAT CHRISTOPHER						
1486/661	3/13/2023	TD	U	I	18	8,100
GRANTOR: CLERK OF COURT						
GRANTEE: KAIRAT CHRISTOPHER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 UST= W10 S10 E10 N10\$ S10 W10 S12 E10 S6 UCP= W27 S19 E27 N19\$ S19 E22N17 E7 N8 W7 N22\$ BAS= N14 W10 N10 W12 S24 E22\$.	

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			*RSF-	370.00	120.00	8,400.00	SF		1.00	1.00	0.95	0.50	0.48	3,990							