NW DIV LOTS 5, 6 & 7 BLOCK 2 AL
THOMPSON S/D.

JENKINS CHARLES HENRY/JENKINS JANICE FAYE
911 NW FOWLER AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-11672-000**

## BUILDING CHARACTERISTICS

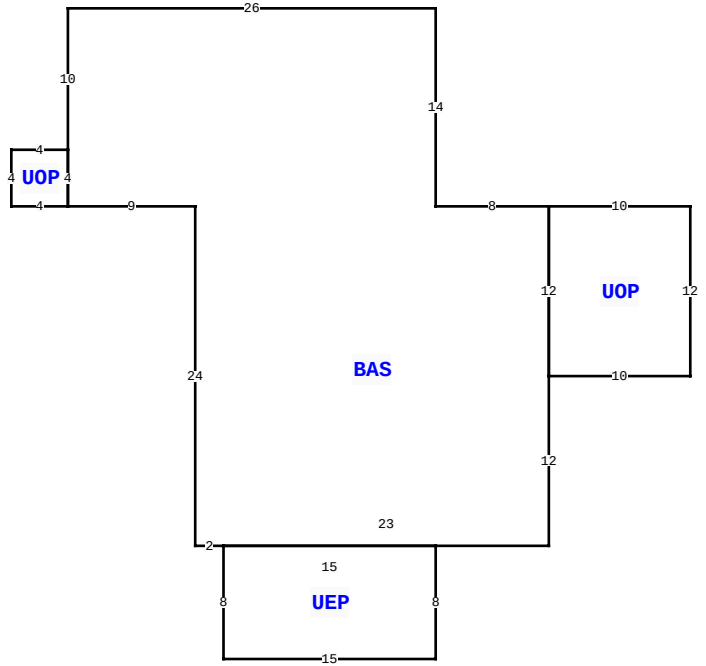
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 964 | 100 | | 964 | 44,823 |
| UEP | 120 | 60 | | 72 | 3,348 |
| UOP | 16 | 20 | | 3 | 140 |
| UOP | 120 | 20 | | 24 | 1,116 |
| TOTALS | 1,220 | | | 1,063 | 49,426 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,063 | 75.4800 | 84.54 | 89,866 | 1955 | 1955 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 100% - 0 Heated Area: 964 HX Base Yr




911 NW FOWLER AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 75 | 1993 | 1993 | 3 | 75 | 600 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 49,426 |
| TOTAL MARKET OB/XF VALUE | | 7,950 |
| TOTAL LAND VALUE - MARKET | | 9,690 |
| TOTAL MARKET VALUE | | 67,066 |
| SOH/AGL Deduction | | 38,067 |
| ASSESSED VALUE | | 28,999 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 3,999 |
| TOTAL JUST VALUE | | 67,066 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 67,066 |

LAND:3:1: LOT 5

BLDG:1:1: MOBILE HOME ATTACHED TO HOUSE

XFOB:1:1: ATTACHED TO HOUSE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1035/1096 | 1/06/2005 | WD | Q | I | 04 | 17,500 |
| GRANTOR: MARY E WILLS | | | | | | |
| GRANTEE: JENKINS | | | | | | |
| 0476/0635 | 9/01/1981 | AG | Q | I | | 17,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S10 UOP= W4 S4 E4 N4$ S4 E9 S24 E2 UEP= S8 E15 N8 W15$ E23 N12 UOP= E10 N12 W10 S12$ N12 W8 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 7,950

| 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 | | 00 | 212.00 | 117.00 | 3.00 | LT | | 1.00 | 1.00 | 0.85 | 3,800.00 | 3,230.00 | 9,690 | | | | | | | |

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.57 Total Land Value: 9,690 Market: 0 Agricultural: 0 Common: 9,690 PRINTED 06/23/2026 BY SYS