N DIV: COMM NW COR, RUN S 247.77
POB, CONT S 200 FT, E 132 FT, N
W 132 FT TO POB. (BLOCK F).

JEFFERS MCKILEY
604 NE LEON ST
LAKE CITY, FL 32055

**2026**

**00-00-00-11823-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 60 |
| Exterior Wall | 19 | COMMON BRK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 07

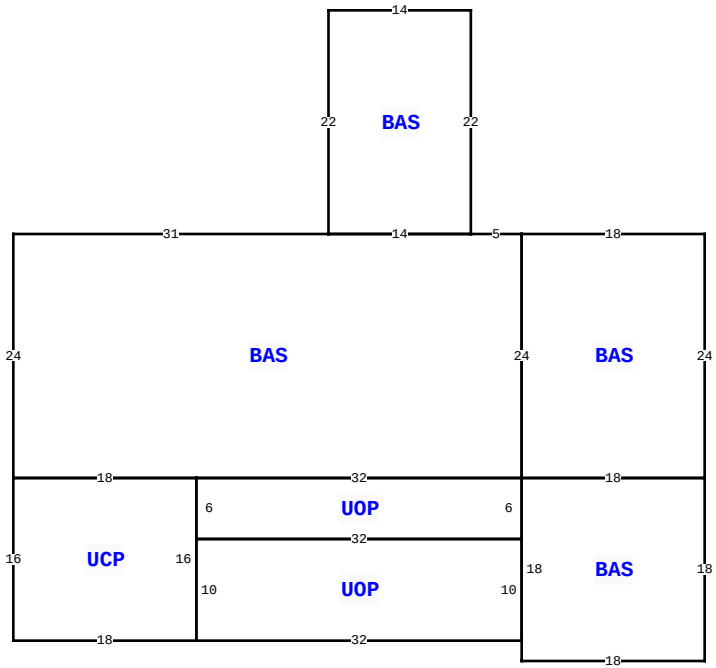
NEIGHBORHOOD/LOC 830317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 308 | 100 | | 308 | 11,746 |
| BAS | 324 | 100 | | 324 | 12,356 |
| BAS | 432 | 100 | | 432 | 16,475 |
| BAS | 1,200 | 100 | | 1,200 | 45,764 |
| UCP | 288 | 20 | | 58 | 2,212 |
| UOP | 192 | 20 | | 38 | 1,449 |
| UOP | 320 | 20 | | 64 | 2,441 |
| TOTALS | 3,064 | | | 2,424 | 92,444 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,424 | 61.9132 | 69.34 | 168,080 | 1965 | 1965 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 2264 HX Base Yr 2016




604 NE LEON ST, 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 | 0118 | RET WALLS | 0 | 100 | 8 | 39 | 312.00 | UT | 7.50 | 7.50 | 50 | 2004 | 2004 | 3 | 50 | 1,170 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 92,444 |
| TOTAL MARKET OB/XF VALUE | | 1,470 |
| TOTAL LAND VALUE - MARKET | | 4,059 |
| TOTAL MARKET VALUE | | 97,973 |
| SOH/AGL Deduction | | 33,267 |
| ASSESSED VALUE | | 64,706 |
| TOTAL EXEMPTION VALUE | HX HB | 39,706 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 97,973 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 97,973 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1276/0897 | 5/28/2014 | CT | U | I | 18 | 2,500 |

GRANTOR: CLERK OF COURT (WILLA

GRANTEE: MCKILEY JEFFERS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W31 S24 UCP= S16 E18 N16 W18$ E18 UOP= S6 UOP= S10 E32 N10 W32$ E32 N6 W32$ E32 BAS= S18 E18 N18 W18$ BAS= E18 N24 W18 S24$ N24 W5 BAS= N22 W14 S22 E14$ W14$.

## LAND DESCRIPTION

TOTAL OB/XF 1,470

| 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 | | *RSF-1 | 132.00 | 85.00 | 11,220.00 | SF | | 1.00 | 1.00 | 0.50 | 0.50 | 0.25 | 2,805 | | | | | | | |
| 2 | 0131 | C | SFR CANAL | 100 | | *RSF-1 | 132.00 | 120.00 | 15,840.00 | SF | | 1.00 | 1.00 | 0.25 | 0.10 | 0.03 | 396 | | | | | | | |
| 3 | 9900 | C | AC NON-AG | 100 | | *RSF-1 | 132.00 | 260.00 | 34,320.00 | SF | | 1.00 | 1.00 | 0.05 | 0.50 | 0.03 | 858 | | | | | | | |

REVIEW DATE 10/16/2015 BY DF Total Acres: 1.41 Total Land Value: 4,059 Market: 0 Agricultural: 0 Common: 4,059 PRINTED 06/23/2026 BY SYS