N DIV: COMM SW COR OF LOT 2 CHAM
112.61 FT FOR POB, CONT N 58.47
S 58.35 FT, W 120.46 FT TO POB (

JERNIGAN BRITTNEE
263 SW MUSKET PL
LAKE CITY, FL 32025

2027

00-00-00-11865-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

385 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,920
TOTAL MARKET VALUE	3,920
SOH/AGL Deduction	552
ASSESSED VALUE	3,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,368
TOTAL JUST VALUE	3,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/188	7/14/2023	WD	Q	V	01	10,000
GRANTOR: RIVERA NEISA S TORRES						
GRANTEE: JERNIGAN BRITTNEE						
1439/253	6/03/2021	WD	Q	V	01	12,500
GRANTOR: CATHEY MELLER CREEL L						
GRANTEE: RIVERA NEISA S TORR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		*RSF	-380.00	110.00	7,841.00	SF		1.00	1.00	1.00	0.50	0.50	3,920							

REVIEW DATE 09/01/2023 BY ME Total Acres: 0.18 Total Land Value: 3,920 Market: 0 Agricultural: 0 Common: 3,920 PRINTED 11/17/2026 BY SYS