W DIV: S1/2 OF NW1/4 BLOCK I CX
SE COR OF NW1/4,RUN N 92 FT, W 7 FT, E 71 FT TO POB.

LAKE CITY LLC
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2027

00-00-00-12352-000

BUILDING CHARACTERISTICS

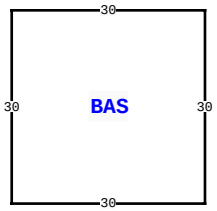
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

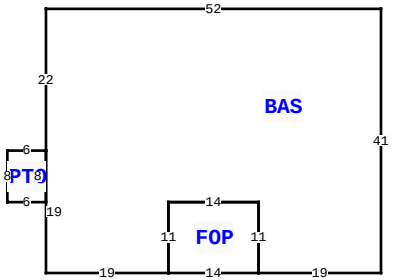
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	49,868
BAS	1,978	100		1,978	109,599
FOP	154	30		46	2,549
PTO	48	5		2	111
TOTALS	3,080			2,926	162,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,926	97.2400	71.96	210,555	1940	2005	0	0	0	23.00	77.00

1 OFFICE LOW 0% - 2026 Heated Area: 2878 HX Base Yr





161 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	162,127
TOTAL MARKET OB/XF VALUE	10,413
TOTAL LAND VALUE - MARKET	38,981
TOTAL MARKET VALUE	211,521
SOH/AGL Deduction	0
ASSESSED VALUE	211,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,521
TOTAL JUST VALUE	211,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0488	REMODEL	875	11/22/2013
13-0388	MAINT/ALTR	75	09/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2123	4/28/2025	WD	U	I	12	400,000
GRANTOR: SEACOAST NATIONAL BAN						
GRANTEE: LAKE CITY LLC						
1243/0889	10/18/2012	CT	U	I	18	100
GRANTOR: CADY & CADY ASSOCIATE						
GRANTEE: PEOPLE STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S22 PTO= W6 S8 E6 N8$ S19 E19 FOP= E14 N11 W14 S11$ N11 E14 S11 E19 N41$ PTR=N30 BAS= N30 W30 S30 E30$ S30$.

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	0166	CONC,PAVMT	0	0	0	0	6,942.00	UT	1.50	1.50	100	1993	1993	3	100	10,413	

LAND DESCRIPTION

TOTAL OB/XF 10,413

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	1700	C	1STORY OFF	0		*CG	105.00	135.00	14,175.00	SF		1.00	1.00	1.00	2.75	2.75	38,981							

REVIEW DATE 07/15/2025 BY TP Total Acres: 0.33 Total Land Value: 38,981 Market: 0 Agricultural: 0 Common: 38,981 PRINTED 11/17/2026 BY SYS