

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

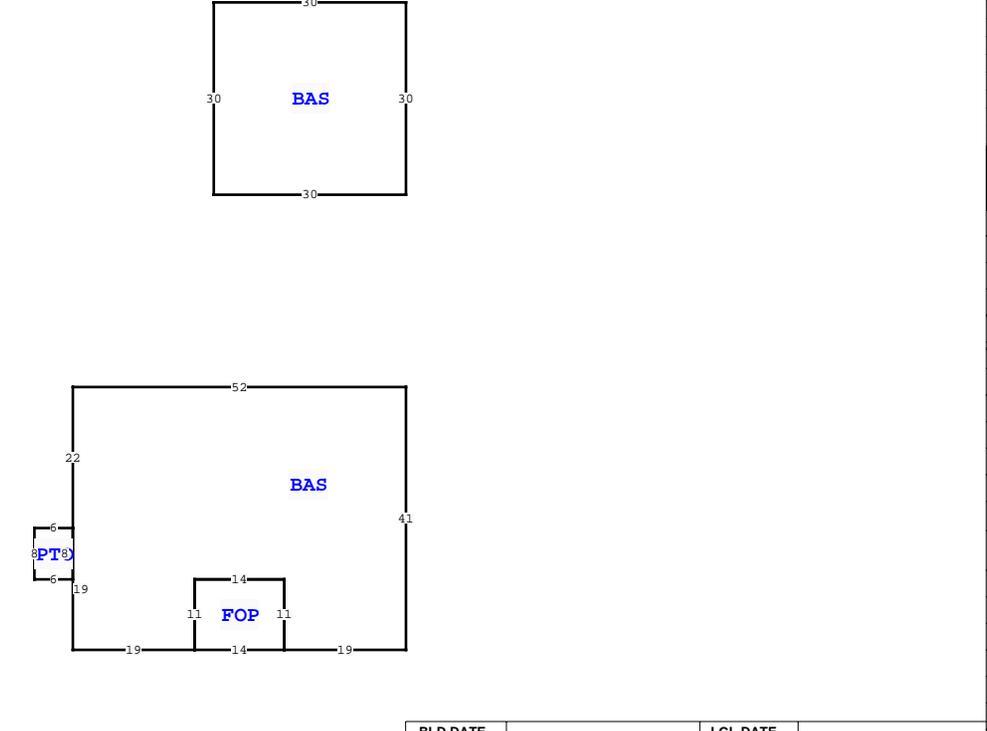
2026

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

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	73.90	216,231	1940	2005	0	0	23.00	77.00		

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



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	51,213
BAS	1,978	100		1,978	112,554
FOP	154	30		46	2,617
PTO	48	5		2	114
TOTALS	3,080			2,926	166,498

161 NW LAKE JEFFERY RD, LAKE CITY

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

EXTRA FEATURES															
L N	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	6,942.00	UT	1.50	1.50	100	1993	1993	3	100	10,413	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			166,498
TOTAL MARKET OB/XF VALUE			10,413
TOTAL LAND VALUE - MARKET			35,438
TOTAL MARKET VALUE			212,349
SOH/AGL Deduction			0
ASSESSED VALUE			212,349
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			212,349
TOTAL JUST VALUE			212,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,973

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
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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\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.50	2.50	35,438							