SW1/4 OF SW1/4 LYING N OF SR 250
OF SW1/4 OF SW1/4, W 7.53 FT TO
SR-250, N 55 DEG W ALONG R/W 108

KENNEDY GISELA MENDONCA
3195 61ST WAY N
ST PETERSBURG, FL 33710

2027

04-3S-16-01956-001

BUILDING CHARACTERISTICS

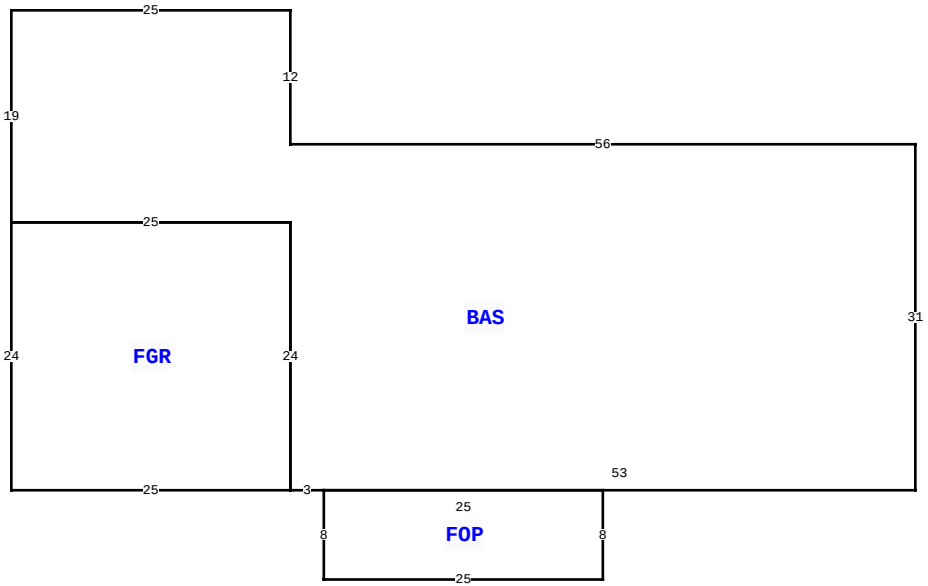
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100		2,211	170,892
FGR	600	55		330	25,506
FOP	200	30		60	4,638
TOTALS	3,011			2,601	201,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,601	108.0960	118.91	309,285	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2211 HX Base Yr



6871 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	07/13/2022 SPF

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	0	20	30	600.00	UT	1.40	1.40	100	1993	1993	3	100	840	
3	0166	CONC,PAVMT	0	0	0	0	189.00	UT	2.00	2.00	70	1993	1993	3	70	265	
4	0296	SHED METAL	0	0	36	40	1,440.00	UT	5.00	5.00	60	1993	1993	3	60	4,320	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	0	16	36	576.00	UT	2.00	2.00	60	1993	1993	3	60	691	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	201,035
TOTAL MARKET OB/XF VALUE	15,516
TOTAL LAND VALUE - MARKET	135,900
TOTAL MARKET VALUE	232,154
SOH/AGL Deduction	0
ASSESSED VALUE	232,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,154
TOTAL JUST VALUE	352,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,103

XFOB:6:1: SAND MH (STATED MH NOT WORTH MORE THAN $

BLDG:3:1: SAND MH (STATED MH NOT WORTH MORE THAN 4

XFOB:1:1: BUTLER TYPE, CONC FLOOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37198	MAINT/ALTR	75	09/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2520	12/06/2024	QC	U	I	11	194,000
GRANTOR: MENDONCA KENNETH D						
GRANTEE: KENNEDY GISELA MEND						
1518/2630	7/12/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MENDO						
GRANTEE: KENNEDY GISELA MEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 N12 W25 S19 FGR= S24 E25 N24 W25$ E25 S24 E3 FOP= S8 E25 N8 W25$ E53 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,516

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.59	AC		1.00	1.00	1.00	445.00	445.00	5,603							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	125,900							

REVIEW DATE 01/24/2023 BY KS Total Acres: 13.59 Total Land Value: 15,603 Market: 125,900 Agricultural: 5,603 Common: 10,000 PRINTED 11/17/2026 BY SYS