

BEG SE COR OF SW1/4 OF SW1/4, RU
TO NE'LY R/W CR-250, N 55 DEG W
1082.63 FT, N 15 DEG E 365.14 F

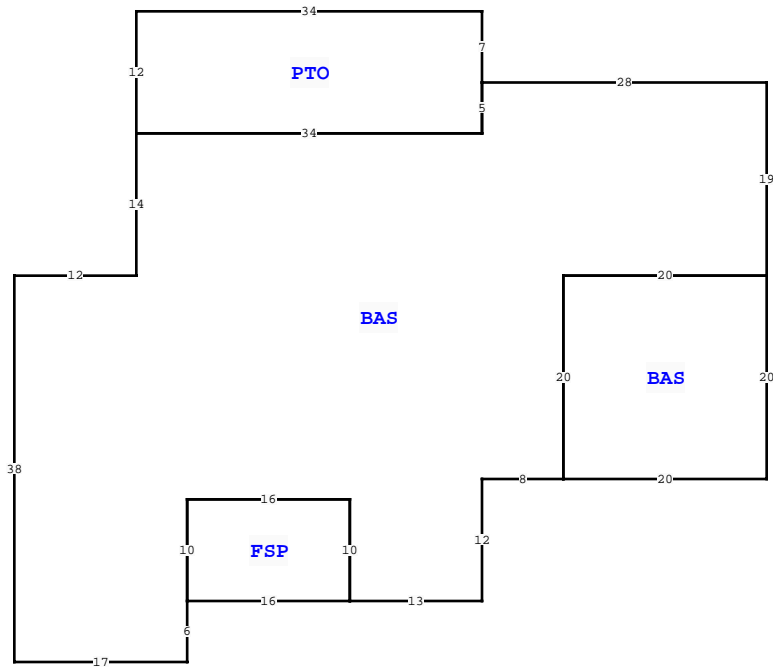
STARLING DWUANA L
6761 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2026

04-3S-16-01956-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame		N/A 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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	4316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	400	100	
BAS	2,582	100	
FSP	160	40	
PTO	408	5	
TOTALS	3,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2014		117.04	358,845	1992	1992	0	0	33.00	67.00
Heated Area: 2982 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			240,426
TOTAL MARKET OB/XF VALUE			6,578
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			377,004
SOH/AGL Deduction			153,444
ASSESSED VALUE			223,560
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			172,149
TOTAL JUST VALUE			377,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			380,593
XFOB:1:1: BUTLER TYPE, CONC FLOOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053673	Electrical Servic		07/28/2025
31636	MAINT/ALTR	65	12/10/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/2735	11/25/2013	WD	U	I	12	169,900
GRANTOR: REGIONS BANK						
GRANTEE: DWUANA L STARLING						
1254/1515	5/13/2013	CT	U	I	12	149,428
GRANTOR: CLERK OF COURT (HORMA)						
GRANTEE: REGIONS BANK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0
3	0296	SHED METAL	0	100	24	40	UT	5.00	5.00	70	1993
4	0252	LEAN-TO W/	0	100	0	0	UT	800.00	800.00	100	2023

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
6761 NW LAKE JEFFERY RD, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
6,578											

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W28 PTO= N7 W34 S12 E34 N5\$ S5W34 S14 W12 S38 E17 N6						
FSP= N10 E16 S10 W16\$N10 E16 S10 E13 N12 E8 BAS= N20 E20 S20						
W20\$N20 E20 N19\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.00	AC	1.00