SW1/4 OF SE1/4 AS LIES W OF CO R
OF SE1/4 AS LIES S OF I-10 & W O
WINFIELD-HUNTSVILLE RD.

CRAIG ALLEN ROBERT
6329 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

04-3S-16-01960-000

BUILDING CHARACTERISTICS

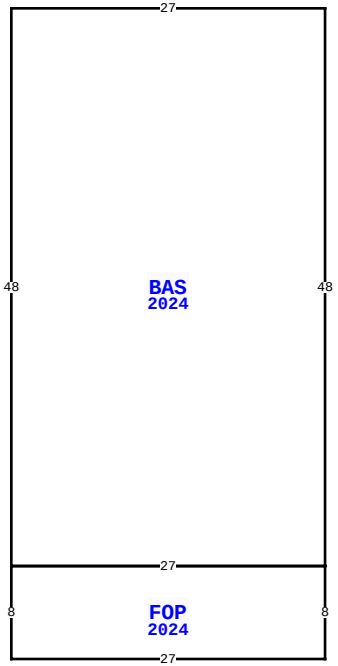
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,296	100	2024	1,296	135,797
FOP	216	35	2024	76	7,963
TOTALS	1,512			1,372	143,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,372	108.0000	106.92	146,694	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2024 Heated Area: 1296 HX Base Yr 2024



6329 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,760
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	72,324
TOTAL MARKET VALUE	223,084
SOH/AGL Deduction	138,341
ASSESSED VALUE	84,743
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	33,332
TOTAL JUST VALUE	223,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047994	Mobile Home		08/25/2023
000042350	Electrical Servic	0	07/19/2021
26261	M H	275	09/21/2007
10586	M H	125	12/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/529	5/30/2026	QC	U	I	11	100
GRANTOR: CRAIG ALLEN ROBERT						
GRANTEE: CRAIG ALLEN ROBERT						
1431/876	2/10/2021	WD	U	I	16	27,500
GRANTOR: KATO BOBBY						
GRANTEE: CRAIG ALLEN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,1] E27 S48 W27 N48 $
FOP=[YR=2024;ORIG=21,49] E27 S8 W27 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.70	9,000.00	6,300.00	6,300							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.48	AC		1.00	1.00	0.70	9,000.00	6,300.00	66,024							

REVIEW DATE 10/24/2023 BY JB Total Acres: 11.48 Total Land Value: 72,324 Market: 0 Agricultural: 0 Common: 72,324 PRINTED 11/17/2026 BY SYS