ALL THAT PORTION LYING S & W OF & WHITE SPRINGS RDS EX 3 ACRES T SW COR OF SW1/4 OF SW1/4 ALSO, C

CRAY SELVIN/CRAY THELMA N
6726 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

04-3S-16-01961-000

BUILDING CHARACTERISTICS

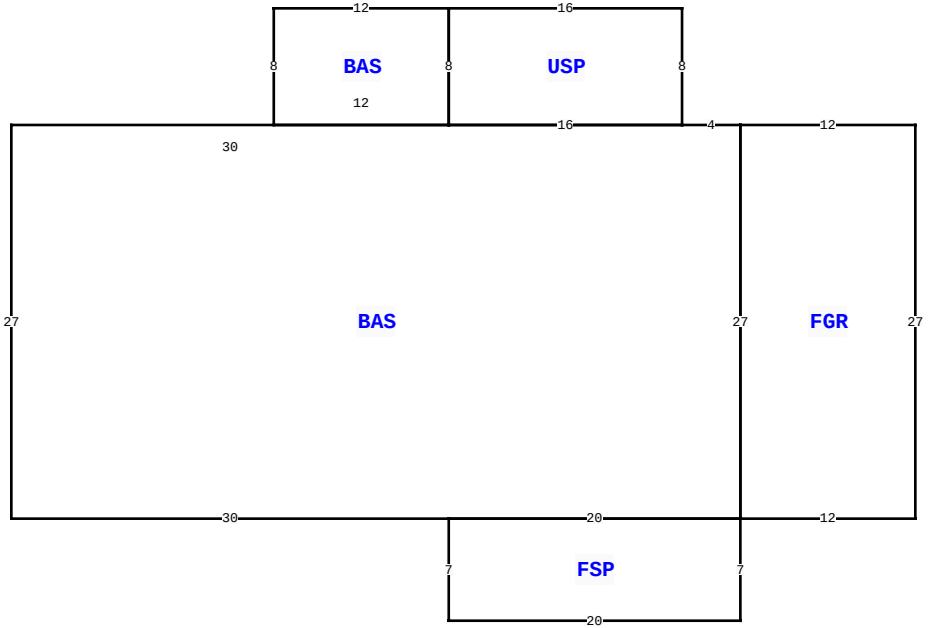
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	96	100		96	8,274
BAS	1,350	100		1,350	116,348
FGR	324	55		178	15,341
FSP	140	40		56	4,826
USP	128	35		45	3,879
TOTALS	2,038			1,725	148,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	120.5400	132.59	228,718	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1446 HX Base Yr



6726 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,667
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	220,667
SOH/AGL Deduction	102,408
ASSESSED VALUE	118,259
TOTAL EXEMPTION VALUE	HX HB SL 104,167
BASE TAXABLE VALUE	14,092
TOTAL JUST VALUE	220,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16933	ADDN SFR	125	05/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0798	11/19/2013	QC	U	V	11	100
GRANTOR: SELVIN CRAY						
GRANTEE: SELVIN & THELMA N C						
1141/353	1/18/2008	QC	U	I	11	100
GRANTOR: CRAY SELVIN JR						
GRANTEE: CRAY SELVIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 USP= N8 W16 S8 E16$ W16 BAS= N8 W12 S8 E12 $ W30 S27 E30 FSP= S7 E20 N7 W20$ E20FGR= E12 N27W12 S27$N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	100		A-1	0.00	0.00	4.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	52,800							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 5.40 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 11/17/2026 BY SYS