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& WHITE SPRINGS RDS EX 3 ACRES T
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CRAY SELVIN/CRAY THELMA N
6726 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

04-3S-16-01961-000
VALUATION SUMMARY

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 Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0									

Heated Area: 1446 HX Base Yr

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	8,424
BAS	1,350	100		1,350	118,463
FGR	324	55		178	15,620
FSP	140	40		56	4,914
USP	128	35		45	3,949
TOTALS	2,038			1,725	151,369

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,369
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		223,369
SOH/AGL Deduction		109,425
ASSESSED VALUE		113,944
TOTAL EXEMPTION VALUE	HX HB SL	101,133
BASE TAXABLE VALUE		12,811
TOTAL JUST VALUE		223,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,969

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
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GRANTOR: CRAY SELVIN JR
GRANTEE: CRAY SELVIN JR

EXTRA FEATURES		BLD DATE		LGL DATE	
6726 NW LAKE JEFFERY RD, LAKE CITY				04/22/2026 MLU	

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200		
2	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100				3	100	3,000	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	500		
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,000		
5	0296	SHED METAL	0	100	0	0	UT	1,500.00	1,500.00	100	2023	2022		100	1,500		

LAND DESCRIPTION		TOTAL OB/XF													
		7,200													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W4 USP= N8 W16 S8 E16S W16 BAS= N8 W12 S8 E12 S W30 S27 E30 FSP= S7 E20 N7 W20S E20FGR= E12 N27W12 S27N27S.													

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	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							