THAT PART OF THE NE1/4 OF SE1/4 OF RD S-250.

CRAY SELVIN SR/CRAY SELVIN JR
7172 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

05-3S-16-01964-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

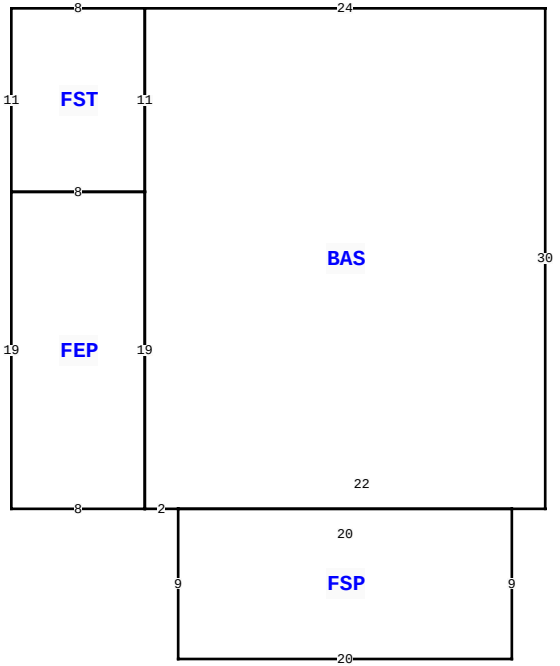
NEIGHBORHOOD/LOC 5316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	44,849
FEP	152	80		122	7,599
FSP	180	40		72	4,485
FST	88	55		48	2,990
TOTALS	1,140			962	59,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	962	87.1200	95.83	92,188	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 720 HX Base Yr 2017



7164 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2026 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	362	
2	0070	CARPORT UF	0	100	20	19	380.00	UT	3.50	3.50	100	1993	1993	3	100	1,330	
3	0166	CONC,PAVMT	0	100	22	61	1,342.00	UT	1.50	1.50	100	1993	1993	3	100	2,013	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	8	8	64.00	UT	3.50	3.50	100	1993	1993	3	100	224	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0285	SALVAGE	0	100	14	66	1.00	UT	0.00	0.00	100	1981	1981	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,922
TOTAL MARKET OB/XF VALUE	7,829
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	96,551
SOH/AGL Deduction	31,973
ASSESSED VALUE	64,578
TOTAL EXEMPTION VALUE	HX HB VX 13 64,578
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	96,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,639

LAND:1:1: 3.00 AC'S TOTAL:2 AC'S AE/Y: 1 AC AE/N (

SALE:4:1: ALSO RE#00-00-00-13426-000 ORB 729-595

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: 3 AC WITH SALVAGE HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052548	Generator	0	03/10/2025
10546	M H	125	12/08/1995
8595	REMODEL	6,000	07/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0591	5/18/2016	WD	U	I	38	22,500
GRANTOR: MAZIE LUE JENKINS (SI						
GRANTEE: SELVIN CRAY SR & SE						
0795/1628	9/18/1994	WD	Q	I		38,500
GRANTOR: ROBERT F JORDAN						
GRANTEE: VERNIE & MAZIE LUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FST= W8 S11 E8 N11$S11 FEP= W8 S19 E8 N19$ S19 E2
FSP= S9 E20 N9 W20$ E22 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,829

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	2.00	AC		1.00	1.00	0.80	12,000.00	9,600.00	19,200							
2	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	12,000.00	9,600.00	9,600							

REVIEW DATE 05/07/2018 BY KR Total Acres: 3.00 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/17/2026 BY SYS