BEG NE COR OF SE1/4 OF NW1/4, RU
SE 180 FT, E 234.12 FT, S 1119.8
540 FT, S 354 FT TO N R/W CR-250

CHRISTIE DEBORAH P FARR
7495 NW LAKE JEFFERY RD
LAKE CITY, FL 32055-8614

2027

05-3S-16-01968-000

BUILDING CHARACTERISTICS

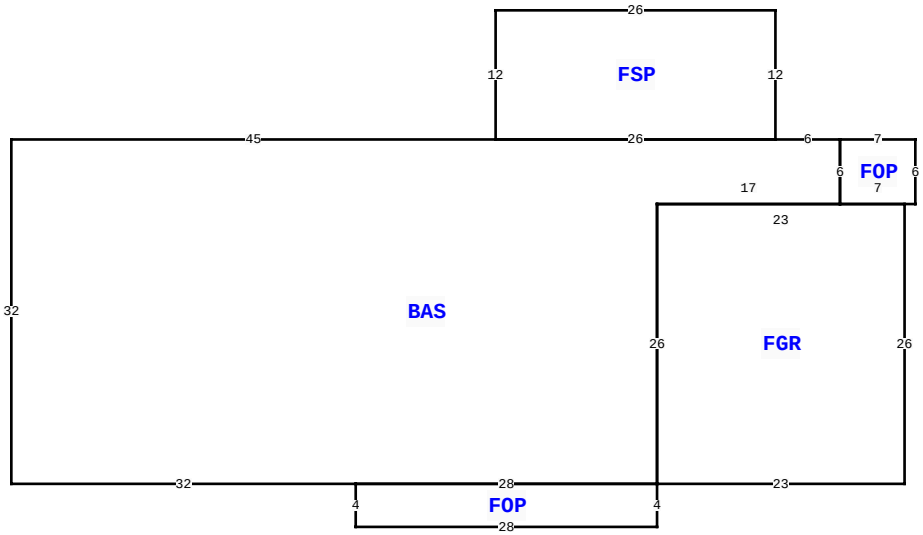
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,022	100		2,022	161,002
FGR	598	55		329	26,197
FOP	42	30		13	1,035
FOP	112	30		34	2,707
FSP	312	40		125	9,953
TOTALS	3,086			2,523	200,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	111.3600	122.50	309,068	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2022 HX Base Yr 2017



7495 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0210	GARAGE U	0	100	24	34	816.00	UT	5.53	5.53	100	0	0	3	100	4,508	
4	0166	CONC,PAVMT	0	100	0	0	545.00	UT	1.50	1.50	100	1910	1910	3	100	818	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,894
TOTAL MARKET OB/XF VALUE		15,626
TOTAL LAND VALUE - MARKET		189,840
TOTAL MARKET VALUE		231,099
SOH/AGL Deduction		80,870
ASSESSED VALUE		150,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,818
TOTAL JUST VALUE		406,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35960	PUMP/UTPOL	0	11/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/0112	10/08/2001	WD	Q	I		155,000
GRANTOR: GEORGE LOTT & CHERYL						
GRANTEE: ADHEMAR POURBAIZ &						
0800/1257	1/12/1995	WD	Q	I		124,000
GRANTOR: ROY JAMES & GAIL MAUR						
GRANTEE: GEORGE & CHERYL A L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S32 E32 FOP= S4 E28 N4 W28$ E28 FGR= E23 N26 W23 S26$N26 E17 FOP= E7 N6 W7 S6$ N6 W6 FSP= N12W26 S12 E26$ W26$.

LAND DESCRIPTION

TOTAL OB/XF 15,626

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.64	AC		1.00	1.00	1.00	280.00	280.00	8,579							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.64	AC		1.00	1.00	1.00	6,000.00	6,000.00	183,840							

REVIEW DATE 05/08/2018 BY KR Total Acres: 31.64 Total Land Value: 14,579 Market: 183,840 Agricultural: 8,579 Common: 6,000 PRINTED 11/17/2026 BY SYS