

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

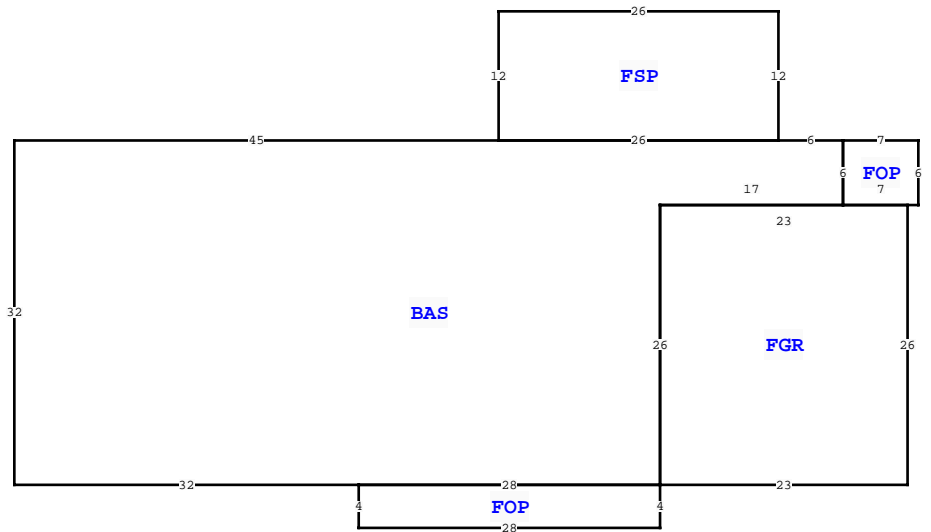
CHRISTIE DEBORAH P FARR
7495 NW LAKE JEFFERY RD
LAKE CITY, FL 32055-8614

2026

05-3S-16-01968-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Architctual	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
BAS	2,022
FGR	598
FOP	42
FOP	112
FSP	312
TOTALS	3,086

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	124.72	314,669	1976	1976	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 2022 HX Base Yr 2017											



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

TOTAL OB/XF											
15,626											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																							
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STANDARD																							
VALUATION BY												VALUATION SUMMARY											
Tax Group: 3												Tax Dist:											
BUILDING MARKET VALUE												204,535											
TOTAL MARKET OB/XF VALUE												15,626											
TOTAL LAND VALUE - MARKET												189,840											
TOTAL MARKET VALUE												234,740											
SOH/AGL Deduction												88,637											
ASSESSED VALUE												146,103											
TOTAL EXEMPTION VALUE												HX HB 51,411											
BASE TAXABLE VALUE												94,692											
TOTAL JUST VALUE												410,001											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												394,181											

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	Q	I		155,000
GRANTOR: GEORGE LOTT & CHERYL						
GRANTEE: ADHEMAR POURBAIZ &						
0800/1257	1/12/1995	WD Q	Q	I		124,000
GRANTOR: ROY JAMES & GAIL MAUR						
GRANTEE: GEORGE & CHERYL A L						

BUILDING NOTES	
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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\$.	