BEG NW COR OF SE1/4 OF NW1/4, RU
S 599.56 FT TO CR-250, W'LY ALON
FT TO W LINE OF SE1/4 OF NW1/4,

GARRETT JERRY A
7819 NW LAKE JEFFERY ROAD
LAKE CITY, FL 32055

2026

05-3S-16-01974-000

BUILDING CHARACTERISTICS

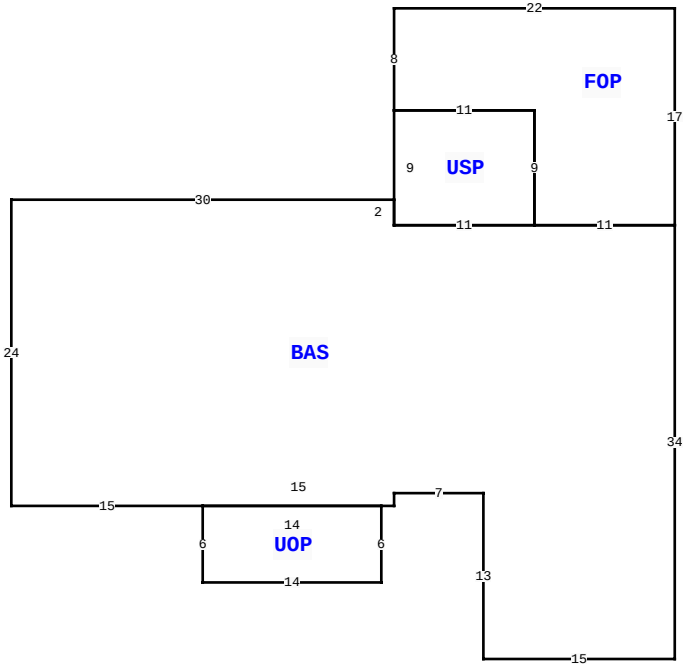
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100		1,377	115,623
FOP	275	30		82	6,885
UOP	84	20		17	1,427
USP	99	35		35	2,939
TOTALS	1,835			1,511	126,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	115.3350	129.18	195,191	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1377 HX Base Yr 2015



7819 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,874
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		168,574
SOH/AGL Deduction		63,411
ASSESSED VALUE		105,163
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,752
TOTAL JUST VALUE		168,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047703	Roof Replacement	11,200	07/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1540	6/09/2023	LE	U	I	14	100
GRANTOR: GARRETT JERRY A						
GRANTEE: HOLLIDAY TERESA BIC						
1274/0975	5/02/2012	WD	Q	I	01	47,000
GRANTOR: CLIFTON S ALLEN						
GRANTEE: JERRY A GARRETT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N17 W22 S8 E11 S9 E11$ BAS= W11 USP= N9 W11 S9 E11$ W11 N2 W30 S24 E15 UOP= S6 E14 N6 W14$ E15 N1 E7 S13 E15 N34$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							

REVIEW DATE 08/28/2023 BY jerry Total Acres: 3.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 06/10/2026 BY SYS