ALL NW1/4 OF SE1/4 LYING S OF CR & WILL 1987 DC. PR DEED 979-645, 1003-1311, QC 1007-2562, WD 1237

**CHRISTIE DEBORAH/OGDEN THERESA**
7495 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

**2027**

**05-3S-16-01978-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

7510 NW LAKE JEFFERY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 113,750 |
| TOTAL MARKET VALUE | 14,000 |
| SOH/AGL Deduction | 2,284 |
| ASSESSED VALUE | 11,716 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 11,716 |
| TOTAL JUST VALUE | 120,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32822 | M H | 626 | 03/30/2015 |
| 15675 | M H | 125 | 06/21/1999 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1237/2127 | 6/30/2012 | WD | U | V | 11 | 100 |
| GRANTOR: ADHEMAR POURBAIX & MA | | | | | | |
| GRANTEE: ADHEMAR POURBAIX & | | | | | | |
| 1003/1311 | 12/31/2003 | WD | U | V | 08 | 57,000 |
| GRANTOR: WILLIAM B BRINKLEY | | | | | | |
| GRANTEE: ADHEMAR POURBAIX & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 7,000 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 0.70 | 6,500.00 | 4,550.00 | 113,750 | | | | | | | |

REVIEW DATE 05/07/2018 BY KR Total Acres: 25.00 Total Land Value: 7,000 Market: 113,750 Agricultural: 7,000 Common: 0 PRINTED 11/17/2026 BY SYS