

S1/2 OF: COMM NW COR OF SE1/4 OF
ALONG N LINE SE1/4 OF NW1/4 & SW
2071 FT, S 180 FT, E 718 FT FOR

ALICEA JOSE
7291 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

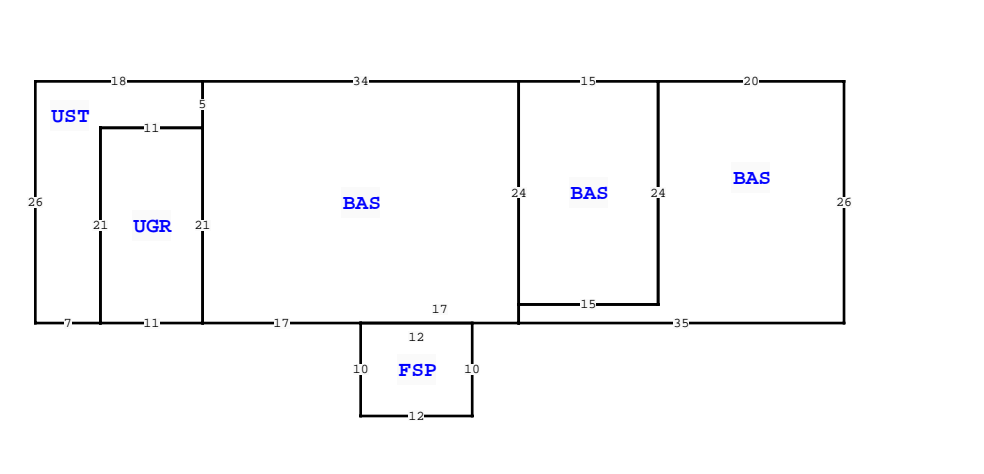
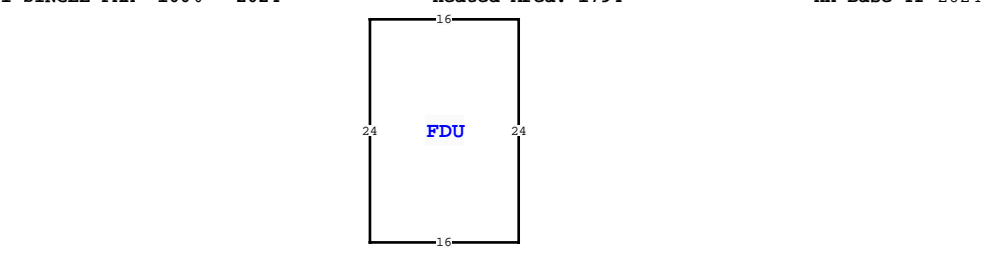
2026

05-3S-16-01980-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	MSNRY STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,283	121.0770	135.61	309,598	1962	1995	0	0	33.75	66.25



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	32,343
BAS	550	100		550	49,413
BAS	884	100		884	79,420
FDU	384	60		230	20,663
FSP	120	40		48	4,312
UGR	231	45		104	9,343
UST	237	45		107	9,613
TOTALS	2,766			2,283	205,109

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	0166	CONC,PAVMT	0	100	10	200	UT	1.50	1.50	50	0	0	3	50	1,500	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	600	
5	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	UT	300.00	300.00	100	2023	2022		100	300	

EXTRA FEATURES											
7289 NW LAKE JEFFERY RD, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/22/2026		MLU						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			205,109
TOTAL MARKET OB/XF VALUE			9,600
TOTAL LAND VALUE - MARKET			87,800
TOTAL MARKET VALUE			302,509
SOH/AGL Deduction			17,312
ASSESSED VALUE			285,197
TOTAL EXEMPTION VALUE	HX HB 13		285,197
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			302,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16387	M H	125	12/09/1999
15624	ADDN SFR	170	06/07/1999
10615	PUMP/UTPOL	30	01/08/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1516	7/28/2022	WD Q	Q	I	01	299,900
GRANTOR: DAWSON JAMES						
GRANTEE: ALICEA JOSE						
1440/2462	6/22/2021	WD Q	Q	I	01	235,000
GRANTOR: MEYERS BARBARA						
GRANTEE: DAWSON JAMES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W34 S5 S21 E17 E17 N2 N24 \$	
BAS=[ORIG=0,26] E35 N26 W20 S24 W15 S2 \$	
FDU=[ORIG=0,-10] N24 W16 S24 E16 \$	
BAS=[ORIG=0,24] E15 N24 W15 S24 \$	
UST=[ORIG=-34,0] W18 S26 E7 N21 E11 N5 \$	
UGR=[ORIG=-34,5] W11 S21 E11 N21 \$	
FSP=[ORIG=-17,26] S10 E12 N10 W12 \$	
PTR=[ORIG=0,0] N10 S10 \$	

LAND DESCRIPTION												TOTAL OB/XF												9,600				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.28	AC		1.00	1.00	1.00	10,000.00	10,000.00	12,800											
2	0000	C	VAC RES	100					7.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	75,000											