

COMM NE COR OF SW1/4 OF NW1/4, R  
 POB, RUN S 290.7 FT TO N R/W CR-  
 R/W 547.64 FT TO N LINE OF SW1/4

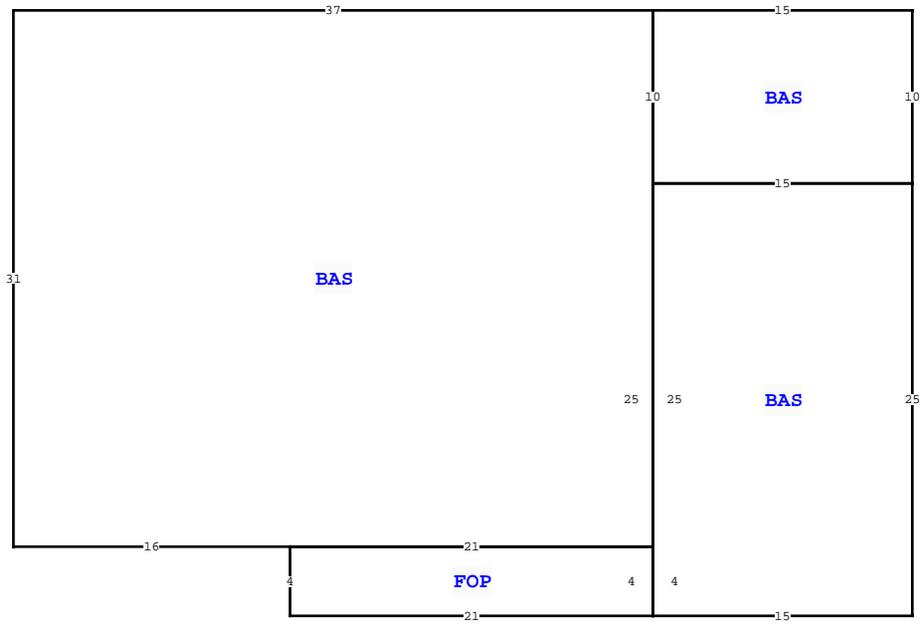
WATSON ANGELA  
 P O BOX 3761  
 LAKE CITY, FL 32056

**2026**

05-3S-16-01999-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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
BAS	150	100	
BAS	375	100	
BAS	1,147	100	
FOP	84	30	
TOTALS	1,756		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 1672 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	126,398			
TOTAL MARKET OB/XF VALUE	6,450			
TOTAL LAND VALUE - MARKET	35,600			
TOTAL MARKET VALUE	168,448			
SOH/AGL Deduction	28,226			
ASSESSED VALUE	140,222			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	88,811			
TOTAL JUST VALUE	168,448			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	164,888			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042229	Remodel	26,182	06/29/2021
000041480	Roof Replacement	5,000	03/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2217	3/04/2021	WD Q	Q	I	01	145,000
GRANTOR: QUIGLEY MARILYN JOYCE						
GRANTEE: WATSON ANGELA						
1292/2571	4/15/2015	WD Q	Q	I	01	63,500
GRANTOR: MARK M & THOMAS F JON						
GRANTEE: THE MARILYN JOYCE Q						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	50
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
7919 NW LAKE JEFFERY RD, LAKE CITY											
BLD DATE: 04/20/2026 MLU											
LGL DATE: 04/20/2026 MLU											
LAND DATE: 04/20/2026 MLU											
AG DATE: 04/20/2026 MLU											
INC DATE: 04/20/2026 MLU											
TOTAL OB/XF: 6,450											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W37 S31 E16 E21 S4 N25 N10 \$											
BAS=[ORIG=0,35] E15 N25 W15 S25 \$											
BAS=[ORIG=0,10] E15 N10 W15 S10 \$											
POP=[ORIG=-21,31] S4 E21 N4 W21 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.78	AC		1.00	1.00	1.00	20,000.00	20,000.00	35,600							