LOT 2 BLOCK 7 LAKEWOOD S/D.
574-544, 745-2152, 770-1901,
837-357, 939-2736, 948-1318,

JACKSON CHRISTOPHER GEORGE/JACKSON ROBIN DANIELLE
1497 SE VALENCIA DR
LAKE CITY, FL 32025

2026

05-4S-17-07830-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

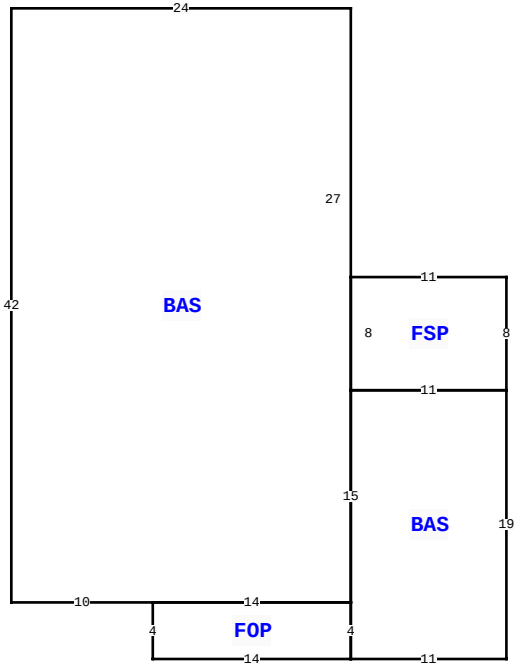
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	26,307
BAS	1,008	100		1,008	126,879
FOP	56	30		17	2,140
FSP	88	40		35	4,406
TOTALS	1,361			1,269	159,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,269	140.4832	157.34	199,664	1975	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1217 HX Base Yr 2026



1497 SE VALENCIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		159,731
TOTAL MARKET OB/XF VALUE		3,250
TOTAL LAND VALUE - MARKET		8,835
TOTAL MARKET VALUE		171,816
SOH/AGL Deduction		0
ASSESSED VALUE		171,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,405
TOTAL JUST VALUE		171,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,813

SALE:2:1: LOT 2, BLK 7, LAKEWOOD

SALE:1:1: LOT 2 BLK 7 LAKEWOOD S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1738	9/14/2020	WD	Q	I	01	141,000
GRANTOR: ELLA MARIE HALL & LLO						
GRANTEE: CHRISTOPHER GEORGE						
1394/1404	9/12/2019	WD	Q	I	01	119,000
GRANTOR: WESLEY A & JENNIFER D						
GRANTEE: ELLA MARIE HALL & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S42 E10 FOP= S4 E14N4 W14$ E14 BAS= S4 E11 N19 W11 S15$ N15 FSP= E11 N8 W11 S8$ N27$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,250

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		*RSF-2	220.00	165.00	9,300.00	SF		1.00	1.00	1.00	0.95	0.95	8,835							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.21 Total Land Value: 8,835 Market: 0 Agricultural: 0 Common: 8,835 PRINTED 03/26/2026 BY SYS