BEG SW COR OF NE1/4 OF SE1/4, RU
1004.35 FT, NE 161.31 FT TO SW R
SE ALONG R/W 271.72 FT, S 931.74

BOOHER BRIAN L/BOOHER RONA L
5854 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

09-3S-16-02045-003

BUILDING CHARACTERISTICS

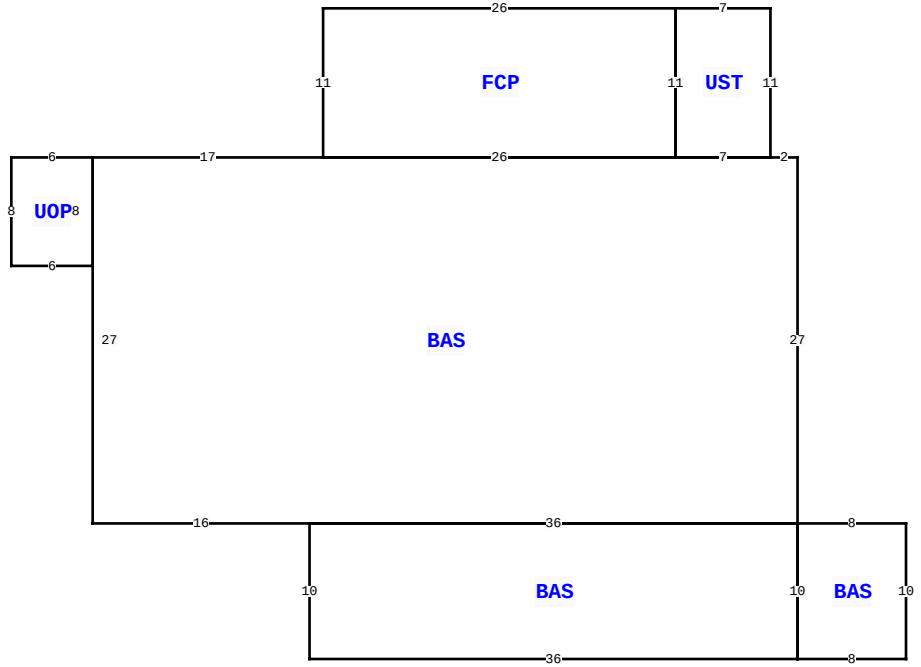
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	2,264
BAS	360	100		360	10,186
BAS	1,404	100		1,404	39,728
FCP	286	25		72	2,037
UOP	48	25		12	340
UST	77	45		35	990
TOTALS	2,255			1,963	55,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,963	117.9000	70.74	138,863	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1844 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

5854 NW LAKE JEFFERY RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,545
TOTAL MARKET OB/XF VALUE		34,958
TOTAL LAND VALUE - MARKET		62,400
TOTAL MARKET VALUE		152,903
SOH/AGL Deduction		65,038
ASSESSED VALUE		87,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,454
TOTAL JUST VALUE		152,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,903

XFOB:1:1: SEE ITEM 7 PINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/2051	1/13/2004	WD	Q	I	03	100
GRANTOR: PHILLIPS						
GRANTEE: BOOHER						
0869/0189	12/14/1995	CD	Q	I	01	50,000
GRANTOR: PHILLIPS						
GRANTEE: BOOHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= W6 S8 E6 N8$ S27 E16 BAS= S10 E36 BAS= E8 N10 W8 S10$ N10 W36 $ E36 N27 W2 UST= N11 W7 S11 E7$ W7 FCP= N11 W26 S11 E26$ W26$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	16	32	512.00	UT	2.50	2.50	60	1993	1993	3	60	768	
5	0296	SHED METAL	0	100	12	18	218.00	UT	5.00	5.00	60	1993	1993	3	60	654	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
7	0030	BARN,MT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 34,958

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.20	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,400							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.20 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/17/2026 BY SYS