COMM AT NE COR OF SE1/4 OF NE1/4
FOR POB, RUN S 530.97 FT, S 67 D
N 9 DG E 152.46 FT, N 19 DG E 73

ADAMS KEITH/ADAMS ALEXANDRA
5811 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

09-3S-16-02045-007

BUILDING CHARACTERISTICS

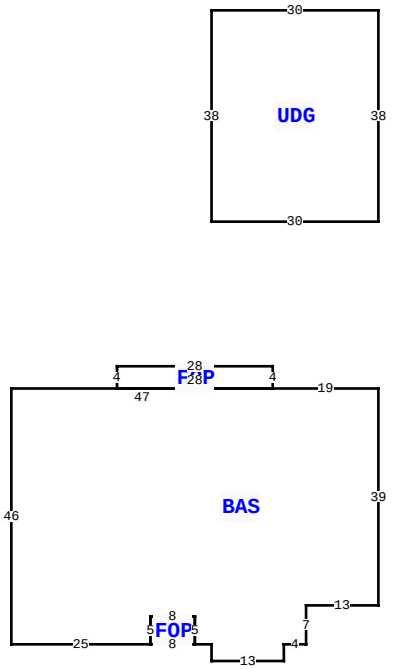
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	2,944	100		2,944	306,671
FOP	40	30		12	1,250
FOP	112	30		34	3,541
UDG	1,140	55		627	65,313
TOTALS	4,236			3,617	376,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,617	110.7225	124.01	448,544	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2944 HX Base Yr 2010



5811 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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	376,777
TOTAL MARKET OB/XF VALUE	13,435
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	485,307
SOH/AGL Deduction	169,522
ASSESSED VALUE	315,785
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	264,374
TOTAL JUST VALUE	485,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050550	Solar Power Syste	30,934	08/14/2024
000050092	Roof Replacement	42,300	06/11/2024
27794	TR/TRAILER	0	05/07/2009
27721	SFR	865	03/31/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1279	1/23/2021	QC	U	I	11	100
GRANTOR: ADAMS KEITH						
GRANTEE: ADAMS KEITH						
1441/1279	1/23/2021	QC	U	I	11	100
GRANTOR: ADAMS KEITH						
GRANTEE: ADAMS KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N4 W28 S4 E28$ W47 S46 E25 FOP= E8 N5 W8 S5$ N5 E8 S5 E3 S3 E13 N3 E4 N7 E13 N39$ PTR= N30 UDG= N38 W30 S38 E30$ S30$.

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	4	115	460.00	UT	2.25	2.25	100	2009	2009	3	100	1,035	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
8	0030	BARN,MT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 13,435

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 07/31/2024 BY JS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 06/22/2026 BY SYS