COMM AT NE COR OF SE1/4 OF NE1/4
530.97 FT FOR POB, CONT S 601.60
FT, S 745.49 FT TO N R/W OF C R

ALVAREZ GRACE MARIE
PO BOX 890
LAKE CITY, FL 32056

2026

09-3S-16-02045-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 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
Condition Adj	04	04 100
Quality	07	07

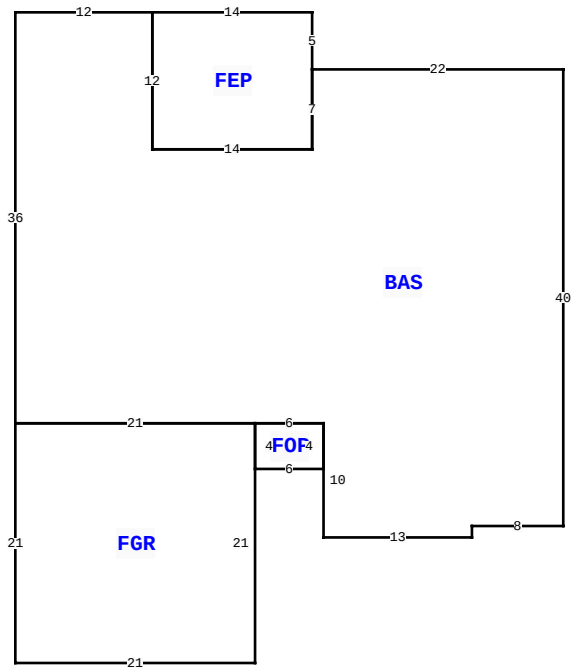
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	250,957
FEP	168	80		134	20,356
FGR	441	55		243	36,914
FOP	24	30		7	1,064
TOTALS	2,285			2,036	309,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	148.0604	168.79	343,656	2010	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2025 Heated Area: 1652 HX Base Yr 2025



5809 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		309,290
TOTAL MARKET OB/XF VALUE		28,741
TOTAL LAND VALUE - MARKET		55,990
TOTAL MARKET VALUE		394,021
SOH/AGL Deduction		1,799
ASSESSED VALUE		392,222
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,811
TOTAL JUST VALUE		394,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050423	Mobile Home		07/23/2024
000044936	Electrical Servic	0	07/12/2022
000042024	Roof Replacement	14,000	05/27/2021
40148	STORAGE	0	07/14/2020
28222	SFR	678	11/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/1133	5/28/2024	QC	U	I	11	0
GRANTOR: ALVAREZ BARBARA FRANC						
GRANTEE: ALVAREZ GRACE MARIE						
1512/2524	4/15/2024	QC	U	I	11	100
GRANTOR: ALVAREZ BARBARA FRANC						
GRANTEE: ALVAREZ BARBARA FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 S7 W14 N12 W12 S36 E21 E6 S10 E13 N1 E8 N40 $
FGR=[ORIG=-48,31] S21 E21 N21 W21 $
FEP=[ORIG=-22,0] N5 W14 S12 E14 N7 $
FOP=[ORIG=-27,31] S4 E6 N4 W6 $
.

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	507.00	UT	2.25	2.25	100	2010	2010	3	100	1,141	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
6	0040	BARN,POLE	0	100	30	60	1.00	UT	10,000.00	10,000.00	100	2021	2020		100	10,000	
7	0251	LEAN TO W/	0	100	12	60	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
10	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 28,741

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			0.00	0.00	5.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,990							

REVIEW DATE 10/29/2024 BY JB Total Acres: 5.09 Total Land Value: 55,990 Market: 0 Agricultural: 0 Common: 55,990 PRINTED 05/08/2026 BY SYS