

COMM AT NE COR OF SE1/4 OF NE1/4  
530.97 FT FOR POB, CONT S 601.60  
FT, N 09 DEG E 121.56 FT, N 75 D

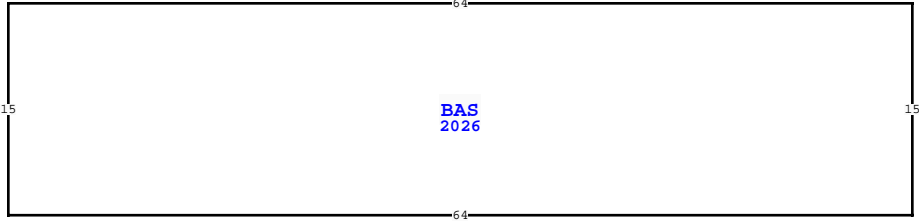
PHELPS GENE THOMAS JR  
5809 NW LAKE JEFFERY RD  
LAKE CITY, FL 32055

**2026**

09-3S-16-02045-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	2026
TOTALS	960		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	2	100%	-	2026						
				Heated Area:	960			HX Base Yr	2026		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			102,208
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			55,880
TOTAL MARKET VALUE			165,088
SOH/AGL Deduction			0
ASSESSED VALUE			165,088
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			113,677
TOTAL JUST VALUE			165,088
NCON VALUE			109,208
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053151	Modular Building		05/19/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2522	4/15/2024	QC	U	V	11	100

GRANTOR: ALVAREZ BARBARA FRANC  
GRANTEE: PHELPS GENE THOMAS

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=-59,-18] E64 S15 W64 N15 \$	

EXTRA FEATURES																
L N	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	9945	Well/Sept	0	100	0	0			7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION																								
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	0200	C	MBL HM	100			0.00	0.00	5.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,880							