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
5815 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

09-3S-16-02045-103

BUILDING CHARACTERISTICS

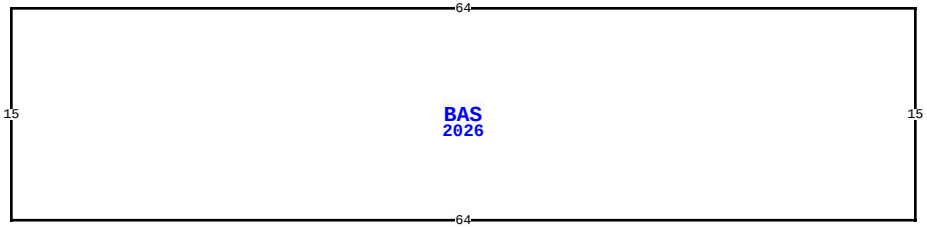
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2026	960	102,208
TOTALS	960			960	102,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	02	960	112.0000	108.64	104,294	2025	2025	0	0	0	2.00	98.00

1 MODULAR 2 100% - 2026 Heated Area: 960 HX Base Yr 2026



5815 NW LAKE JEFFREY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,088

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

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 09/19/2025 BY randall Total Acres: 5.08 Total Land Value: 55,880 Market: 0 Agricultural: 0 Common: 55,880 PRINTED 11/17/2026 BY SYS