COMM NE COR OF SE1/4 OF NE1/4, R
FOR POB, RUN S 19 DEG W 738.68 F
587.72 FT TO W LINE OF SE1/4 OF

TYRE JEFFREY R/TYRE GIGI F
5813 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2027

09-3S-16-02045-104

BUILDING CHARACTERISTICS

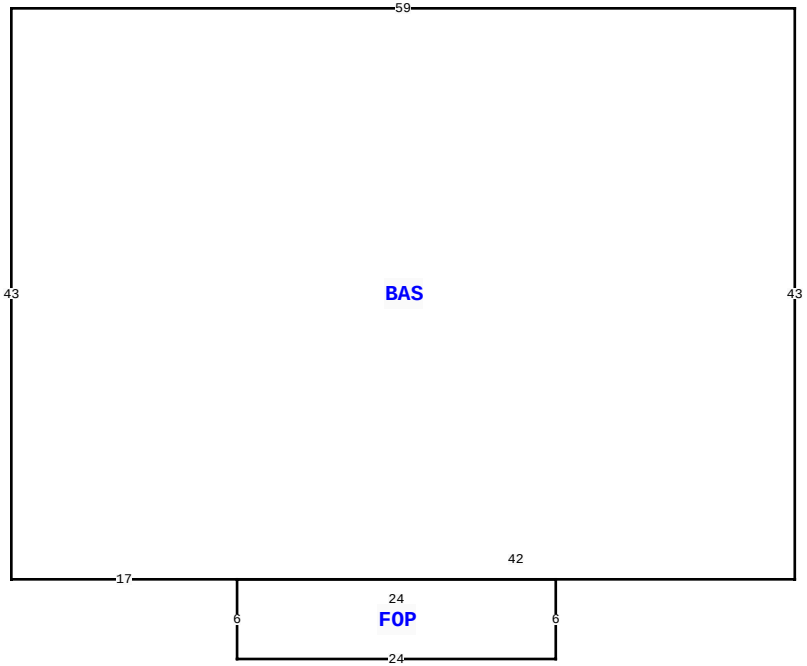
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	05	ASPH TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,537	100		2,537	279,768
FOP	144	30		43	4,742
TOTALS	2,681			2,580	284,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	119.3472	131.28	338,702	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2537 HX Base Yr 2010



5813 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,510
TOTAL MARKET OB/XF VALUE		16,364
TOTAL LAND VALUE - MARKET		76,010
TOTAL MARKET VALUE		338,516
SOH/AGL Deduction		106,667
ASSESSED VALUE		231,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,438
TOTAL JUST VALUE		376,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053097	Roof Replacement	20,000	05/13/2025
27401	SFR	761	10/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/2371	7/26/2002	WD	Q	V	03	49,100

GRANTOR: BRUCE D MARKHAM

GRANTEE: JEFFREY & GIGI TYRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S43E17 FOP= S6 E24 N6 W24$ E42 N43$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0166	CONC,PAVMT	0	100	12	24	288.00	UT	3.00	3.00	100	2009	2009	3	100	864	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	0210	GARAGE U	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 16,364

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	3.31	AC		1.00	1.00	1.10	10,000.00	11,000.00	36,410							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.10	280.00	308.00	1,232							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.10	9,000.00	9,900.00	39,600							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 7.31 Total Land Value: 37,642 Market: 39,600 Agricultural: 1,232 Common: 36,410 PRINTED 11/17/2026 BY SYS