LOT 9 ROLLING OAKS S/D.
677-394, QC 1551-2032,

JACKSON FAMILY LIVING TRUST DATED OCTOBER 10, 2025
6134 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2027

09-3S-16-02049-109

BUILDING CHARACTERISTICS

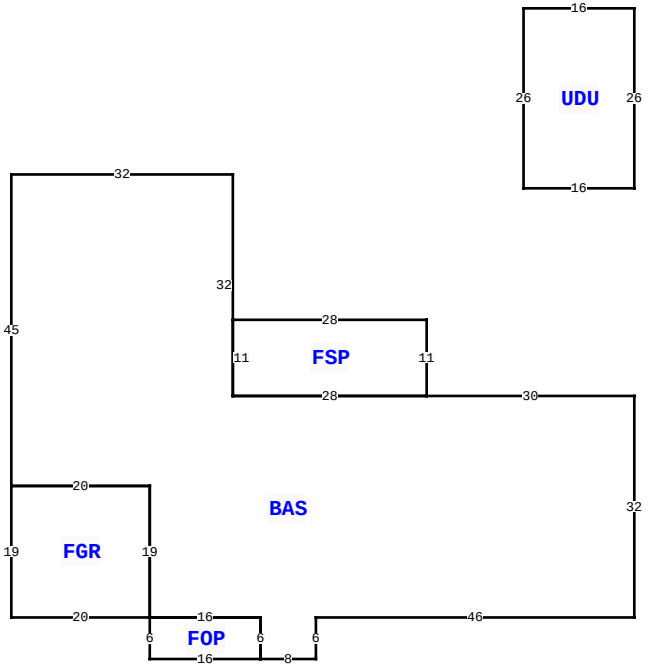
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,572	100		3,572	296,819
FGR	380	55		209	17,367
FOP	96	30		29	2,410
FSP	308	40		123	10,221
UDU	416	55		229	19,029
TOTALS	4,772			4,162	345,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,162	116.2224	127.84	532,070	2000	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 3572 HX Base Yr 2001



6134 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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		345,846
TOTAL MARKET OB/XF VALUE		6,636
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		396,482
SOH/AGL Deduction		102,733
ASSESSED VALUE		293,749
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		192,338
TOTAL JUST VALUE		396,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052642	Electrical Servic	0	03/19/2025
12876	SFR	550	08/11/1997
9518	STORAGE	50	03/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2032	10/10/2025	QC	U	I	11	100
GRANTOR: JACKSON DAVID J						
GRANTEE: JACKSON FAMILY LIVI						
0677/0394	2/18/1989	WD	Q	V		19,300
GRANTOR: PATTON CORP						
GRANTEE: JACKSON DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N11 W28 S11 E28$ W28 N32 W32 S45 FGR= S19 E20 N19 W20$ E20 S19 FOP= S6 E16 N6 W16$ E16 S6 E8 N6 E46 N32$ PTR= N30 UDU= N26 W16 S26 E16$ 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	0190	FPLC PF	0	100	16	26	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	557.00	UT	1.50	1.50	100	2000	2000	3	100	836	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
4	0060	CARPORT F	0	100	20	36	720.00	UT	5.00	5.00	100	2008	2008	3	100	3,600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 6,636

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	1.00	LT		1.00	1.00	0.80	55,000.00	44,000.00	44,000							

REVIEW DATE 04/01/2025 BY TW Total Acres: 4.02 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/16/2026 BY SYS