LOT 11 ROLLING OAKS S/D.

732-8137, 808-1494, WD 1236-33

**BAILEY MAENELL**
6040 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

**2027**

**09-3S-16-02049-111**

## BUILDING CHARACTERISTICS

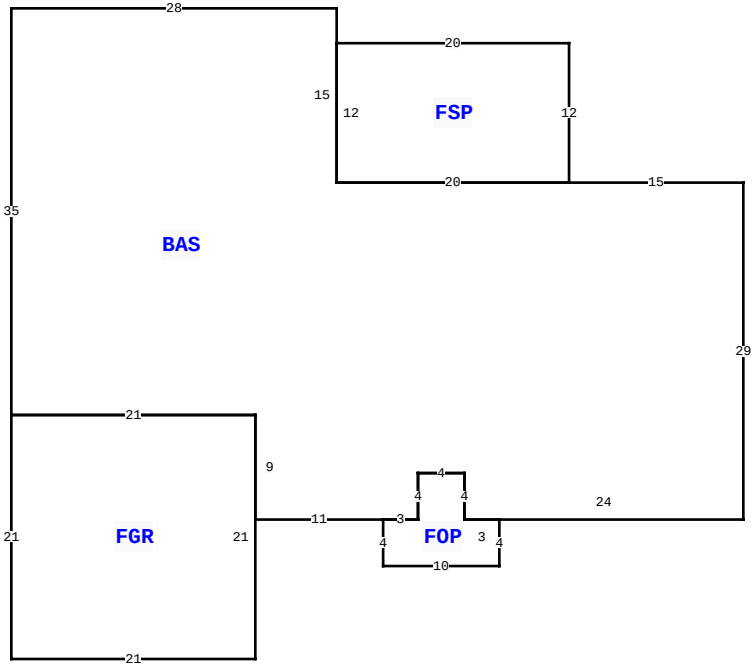
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,042 | 100 | | 2,042 | 207,259 |
| FGR | 441 | 55 | | 243 | 24,664 |
| FOP | 56 | 30 | | 17 | 1,725 |
| FSP | 240 | 40 | | 96 | 9,744 |
| TOTALS | 2,779 | | | 2,398 | 243,392 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,398 | 121.4136 | 133.55 | 320,253 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 2042 HX Base Yr 2002




6040 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

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 243,392 |
| TOTAL MARKET OB/XF VALUE | | 6,724 |
| TOTAL LAND VALUE - MARKET | | 44,000 |
| TOTAL MARKET VALUE | | 294,116 |
| SOH/AGL Deduction | | 79,216 |
| ASSESSED VALUE | | 214,900 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 163,489 |
| TOTAL JUST VALUE | | 294,116 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,545 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042387 | Roof Replacement | 19,655 | 07/23/2021 |
| 16860 | SFR | 325 | 04/18/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1236/0033 | 5/23/2012 | WD | U | I | 11 | 100 |
| GRANTOR: TIMOTHY BAILEY | | | | | | |
| GRANTEE: MAENELL BAILEY | | | | | | |
| 0808/1494 | 7/28/1995 | WD | Q | V | | 12,500 |
| GRANTOR: JOSEPH N JACOBS | | | | | | |
| GRANTEE: TIMOTHY & MAENELL B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FSP= N12 W20 S12 E20$ W20 N15 W28 S35 FGR= S21 E21 N21 W21$ E21 S9 E11 FOP= S4 E10 N4 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E24 N29$ .

## 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 | 760.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 1,140 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 14 | 16 | 224.00 | UT | 16.00 | 16.00 | 100 | 2001 | 2001 | 3 | 100 | 3,584 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,724

| 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 01/27/2023 BY KS Total Acres: 4.02 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/16/2026 BY SYS