COMM SE COR OF SEC, RUN W 1855 F
POB, CONT N 884.29 FT, E 484 FT,
828.61 FT, W 155 FT, S 100 FT, W

MCRAE T BRADLEY
5556 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2027

09-3S-16-02051-000

BUILDING CHARACTERISTICS

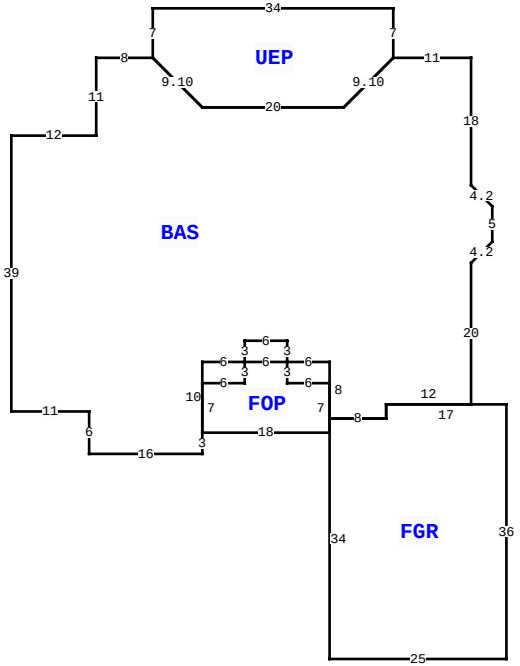
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,901	100		2,901	258,885
FGR	884	55		486	43,370
FOP	144	30		43	3,838
UEP	427	60		256	22,846
TOTALS	4,356			3,686	328,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,686	114.2660	125.69	463,293	1996	1996	0	0	0	29.00	71.00

2 SINGLE FAM 100% - 1999 Heated Area: 2901 HX Base Yr 1999



5556 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 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	328,938
TOTAL MARKET OB/XF VALUE	29,729
TOTAL LAND VALUE - MARKET	256,200
TOTAL MARKET VALUE	376,343
SOH/AGL Deduction	105,147
ASSESSED VALUE	271,196
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	219,785
TOTAL JUST VALUE	614,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053441	Electrical Servic		06/24/2025
10317	SFR	0	10/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/1462	6/04/2009	WD	U	V	11	100
GRANTOR: TERRELL & JEAN MCRAE						
GRANTEE: T BRADLEY & JENNIFE						
0859/0087	5/20/1998	WD	Q	V		100,000
GRANTOR: STEVEN & LAURIE READO						
GRANTEE: TERRELL & JEAN MCRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S11 W12 S39 E11 S6 E16 N3 FOP= E18 N7 W6 N3 W6 S3 W6 S7$ N10 E6 N3 E6 S3 E6 S8 FGR= S34 E25 N36 W17 S2 W8$ E8 N2 E12 N20 R3 U3 N5 U3 L3 N18 W11 UEP= N7 W34 S7 D7 R7 E20 R7 U7 $ D7 L7 W20 L7 U7 $.

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	0021	BARN,FR AE	0	100	23	35	1.00	UT	0.00	0.00	100	2010	2010	3	100	12,000	
2	0030	BARN,MT	0	0	24	36	864.00	UT	3.00	3.00	100	0	0	3	100	2,592	
3	0166	CONC,PAVMT	0	100	0	0	2,494.00	UT	1.50	1.50	100	1996	1996	3	100	3,741	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
5	0260	PAVEMENT-A	0	100	200	9	1,800.00	UT	1.10	1.10	50	1996	1996	3	50	990	
6	0260	PAVEMENT-A	0	100	9	1000	9,000.00	UT	1.10	1.10	50	1993	1993	3	50	4,950	
7	0251	LEAN TO W/	0	100	12	36	432.00	UT	4.00	4.00	100	2010	2010	3	100	1,728	
8	0251	LEAN TO W/	0	100	12	36	432.00	UT	4.00	4.00	100	2010	2010	3	100	1,728	

LAND DESCRIPTION

TOTAL OB/XF 29,729

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	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	41.70	AC		1.00	1.00	1.00	280.00	280.00	11,676							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	250,200							

REVIEW DATE 07/09/2025 BY tommy Total Acres: 42.70 Total Land Value: 17,676 Market: 250,200 Agricultural: 11,676 Common: 6,000 PRINTED 11/17/2026 BY SYS