SE1/4 OF SE1/4 LYING E OF CR-250

643-600, 654-702,

THOMPSON TOD M/THOMPSON ANGELIA
5521 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

**2027**

**09-3S-16-02051-002**

## BUILDING CHARACTERISTICS

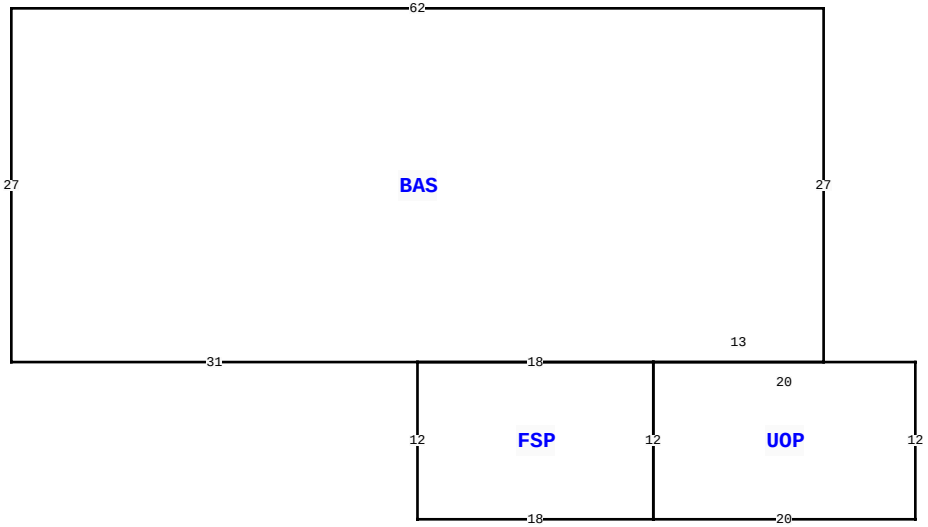
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE 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 | 1,674 | 100 | | 1,674 | 45,720 |
| FSP | 216 | 40 | | 86 | 2,349 |
| UOP | 240 | 25 | | 60 | 1,639 |
| TOTALS | 2,130 | | | 1,820 | 49,708 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,820 | 113.8000 | 68.28 | 124,270 | 1994 | 1994 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2000 Heated Area: 1674 HX Base Yr




5521 NW LAKE JEFFERY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2026 MLU |
| 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 | | 49,708 |
| TOTAL MARKET OB/XF VALUE | | 11,950 |
| TOTAL LAND VALUE - MARKET | | 10,560 |
| TOTAL MARKET VALUE | | 72,218 |
| SOH/AGL Deduction | | 24,013 |
| ASSESSED VALUE | | 48,205 |
| TOTAL EXEMPTION VALUE | HX HB VX | 30,000 |
| BASE TAXABLE VALUE | | 18,205 |
| TOTAL JUST VALUE | | 72,218 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 72,218 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8206 | M H | 125 | 03/28/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0654/0702 | 6/15/1988 | WD | Q | V | | 5,000 |
| GRANTOR: SMITH JAMES K | | | | | | |
| GRANTEE: THOMPSON TOD M | | | | | | |
| 0643/0600 | 2/10/1988 | WD | Q | V | | 3,800 |
| GRANTOR: MEEKS CLAUDE E & | | | | | | |
| GRANTEE: SMITH JAMES K & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W62 S27 E31FSP= S12 E18 N12 W18$ E18 UOP= S12 E20 N12 W20$ E13 N27$.

## 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 11 | 24 | 264.00 | UT | 2.50 | 2.50 | 50 | 1994 | 1994 | 3 | 50 | 330 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 10 | 16 | 160.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 1,920 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 900 | |
| 6 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 900 | |
| 7 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,950

| 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 | 0102 | C | SFR/MH | 100 | | A-1 | 0.00 | 0.00 | 0.66 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 10,560 | | | | | | | |

REVIEW DATE 01/27/2023 BY KS Total Acres: 0.66 Total Land Value: 10,560 Market: 0 Agricultural: 0 Common: 10,560 PRINTED 11/17/2026 BY SYS