LOT 1 BLK C HIGH HAMMOCK.

859-1265, WD 1167-2569, QC 1457-

JOHNSON ROCKY
8497 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

09-4S-17-08301-151

BUILDING CHARACTERISTICS

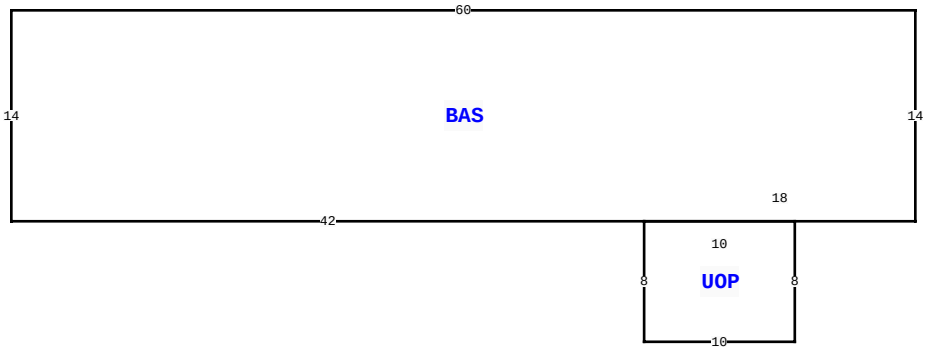
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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 06
NEIGHBORHOOD/LOC	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	22,358
UOP	80	25		20	532
TOTALS	920			860	22,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	860	110.9000	66.54	57,224	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 840 HX Base Yr



1850 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,890
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	48,890
SOH/AGL Deduction	949
ASSESSED VALUE	47,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,941
TOTAL JUST VALUE	48,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,890

PRMT:1:1: HENSLEY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11597	M H	125	08/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1189	11/24/2021	QC	U	I	11	37,500
GRANTOR: KIRBY DEREK						
GRANTEE: JOHNSON ROCKY						
1167/2569	2/23/2009	WD	Q	I	01	48,500
GRANTOR: MILDRED HENSLEY						
GRANTEE: DEREK KIRBY & AMY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E42 UOP= S8 E10 N8 W10$ E18 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.62 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS