

LOT 1 BLK C HIGH HAMMOCK.
859-1265, WD 1167-2569, QC 1457-

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

2026

09-4S-17-08301-151
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architectural	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
BAS	840	100	
UOP	80	25	
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														
1	MOBILE HME	0%	- 2022		66.54	57,224	1996	1996	0	0	60.00	40.00													
Heated Area: 840 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026	MLU	
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
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				5,307	
ASSESSED VALUE				43,583	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				43,583	
TOTAL JUST VALUE				48,890	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				44,890	
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						

EXTRA FEATURES																								
L N	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								
TOTALS														920		860	22,890							

BUILDING NOTES													
1850 SE COUNTRY CLUB RD, LAKE CITY													

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

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							