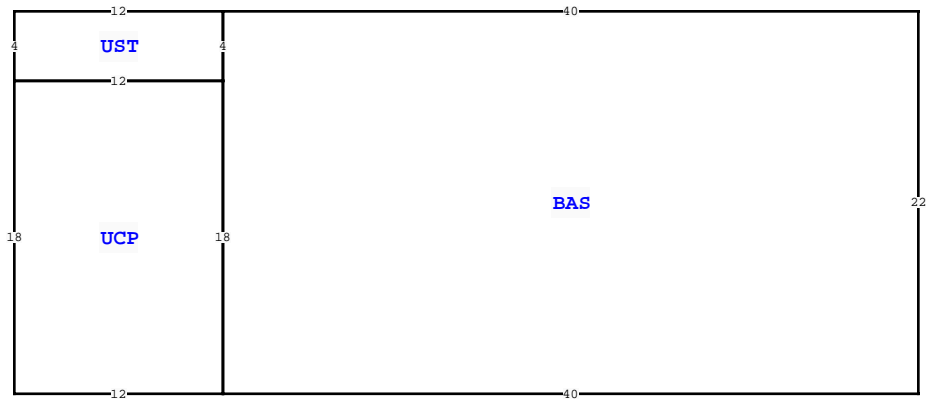


ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	945	75.8160	84.91	80,240	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 880 HX Base Yr													



Quality	03	03			
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	15316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	48,569
UCP	216	20		43	2,373
UST	48	45		22	1,214
TOTALS	1,144			945	52,156

4989 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

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

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	DPHT 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	27.44	AC		1.00	1.00	1.00	281.00	281.00	7,711							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.44	AC		1.00	1.00	1.00	6,500.00	6,500.00	178,360							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				52,156	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				184,360	
TOTAL MARKET VALUE				65,867	
SOH/AGL Deduction				0	
ASSESSED VALUE				65,867	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				65,867	
TOTAL JUST VALUE				236,516	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				222,796	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/0851	3/07/2008	WD	Q	V	01	100
GRANTOR: ARTHUR MAYO						
GRANTEE: VERA M MAYO						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 UST= W12 S4 E12 N4S4 UCP= W12 S18 E12 N18S S18 E40 N22S.									