BEG NW COR OF SW1/4 OF SE1/4, RU 645.19 FT, W 340.30 FT, N 639.99 LOT 1).

C.A. BOONE CONSTRUCTION, INC
PO BOX 3236
LAKE CITY, FL 32056

2027

15-3S-16-02144-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4336 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	60,240
TOTAL MARKET VALUE	67,240
SOH/AGL Deduction	0
ASSESSED VALUE	67,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,240
TOTAL JUST VALUE	67,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,240

SALE:1:1: 5.02 ACRES - HEIR PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35958	M H	779	11/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2463	9/18/2024	WD	Q	I	01	75,000
GRANTOR: COTHRAN DONALD W						
GRANTEE: C.A. BOONE CONSTRUC						
1345/1766	10/06/2017	WD	Q	V	01	17,500
GRANTOR: JANET L JACKSON						
GRANTEE: DONALD W COTHRAN &						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							

REVIEW DATE 02/03/2025 BY ME Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 11/17/2026 BY SYS