COMM SE COR OF N1/2 OF SW1/4, W
COR OF N1/2 OF SW1/4, N 1027.75
DEG E 339.37 FT, N 1040 FT FOR P

JENKINS CHARLES J JR
5310 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

20-3S-16-02204-004

BUILDING CHARACTERISTICS

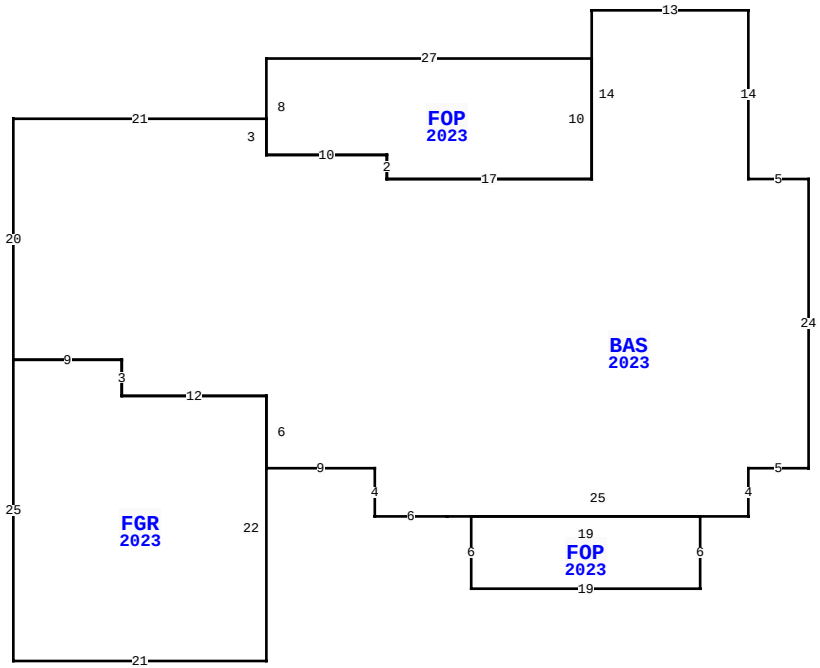
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	2023	1,862	215,834
FGR	489	55	2023	269	31,182
FOP	114	30	2023	34	3,941
FOP	250	30	2023	75	8,694
TOTALS	2,715			2,240	259,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,240	108.6400	119.50	267,680	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1862 HX Base Yr 2023



3098 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	259,650
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	62,710
TOTAL MARKET VALUE	280,141
SOH/AGL Deduction	0
ASSESSED VALUE	280,141
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	228,730
TOTAL JUST VALUE	329,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055866	Storage Building	25,440	06/09/2026
000042749	New Residential C	347,641	09/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/183	1/20/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: JENKINS CHARLES J J						
1473/42	8/09/2022	WD	U	I	16	60,000
GRANTOR: JENKINS CHARLES L JR						
GRANTEE: ALDRIDGE WILLIAM DW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W13 S14 W17 N2 W10 N3 W21 S20 E9 S3 E12 S6 E9 S4 E6 E25 N4 E5 N24 W5 N14 $
FGR=[YR=2023;ORIG=40,52] W12 N3 W9 S25 E21 N22 $
FOP=[YR=2023;ORIG=67,24] W27 S8 E10 S2 E17 N10 $
FOP=[YR=2023;ORIG=57,62] E19 S6 W19 N6 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	100					4.61	AC		1.00	1.00	1.00	280.00	280.00	1,291							
3	9910	M	MKT.VAL.AG	100					4.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	50,710							

REVIEW DATE 02/07/2023 BY KS Total Acres: 5.61 Total Land Value: 13,291 Market: 50,710 Agricultural: 1,291 Common: 12,000 PRINTED 11/16/2026 BY SYS