

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

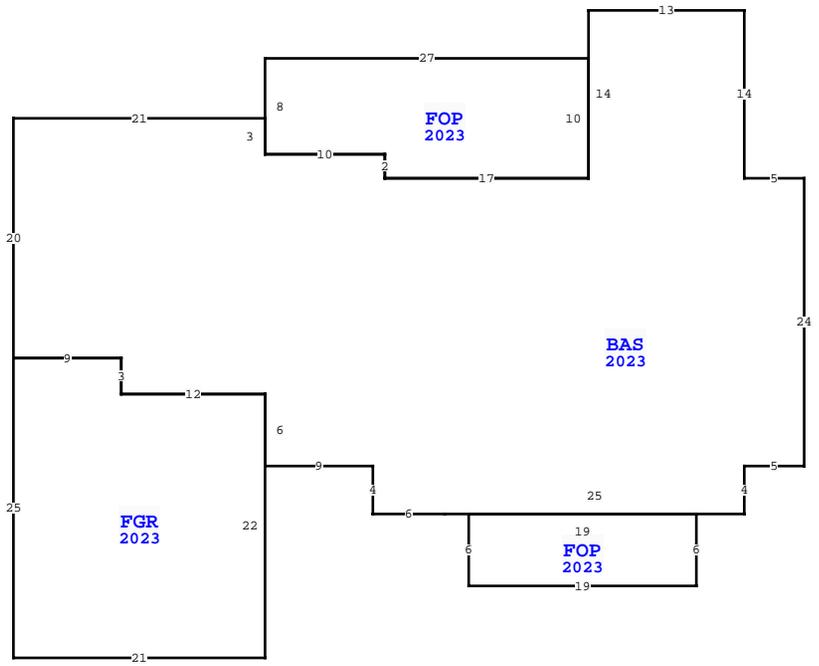
2026

20-3S-16-02204-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,862	100	2023
FGR	489	55	2023
FOP	114	30	2023
FOP	250	30	2023
TOTALS	2,715		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1862						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		269,101	
TOTAL MARKET OB/XF VALUE		7,200	
TOTAL LAND VALUE - MARKET		62,710	
TOTAL MARKET VALUE		289,592	
SOH/AGL Deduction		3,221	
ASSESSED VALUE		286,371	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		234,960	
TOTAL JUST VALUE		339,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES		3098 NW BROWN RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1,200.00
2	0166	CONC, PAVMT	3.00
3	0104	GENERATOR	6,000.00

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

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 \$	

LAND DESCRIPTION		TOTAL OB/XF												7,200										
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	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							