LOT 4 LAKE JEFFERY PHASE 1.

783-131, 925-743, 939-2512, 939-

CASON TREY JAMOAL/BEASLEY CHEYENNE LAKIRA
239 NW AUBURN PL
LAKE CITY, FL 32055

2027

23-3S-16-02272-005

BUILDING CHARACTERISTICS

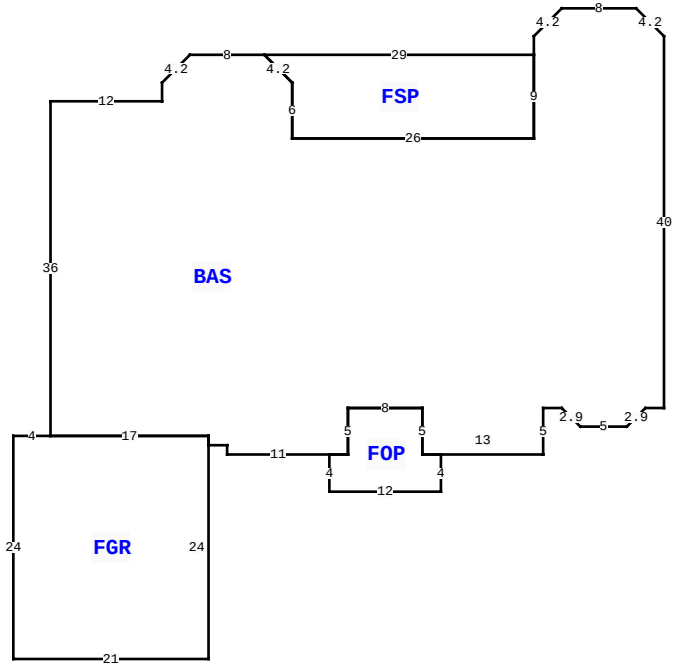
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		23316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,469	100		2,469	237,132
FGR	504	55		277	26,605
FOP	88	30		26	2,497
FSP	239	40		96	9,220
TOTALS	3,300			2,868	275,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,868	134.3256	147.76	423,776	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2469 HX Base Yr 2026



239 NW AUBURN PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,790.00	UT	1.50	1.50	100	2001	2001	3	100	2,685	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0210	GARAGE U	0	100	24	32	1.00	UT	12,300.00	12,300.00	100	2023	2022		100	12,300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		275,454
TOTAL MARKET OB/XF VALUE		17,885
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		328,339
SOH/AGL Deduction		0
ASSESSED VALUE		328,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,928
TOTAL JUST VALUE		328,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048972	Roof Replacement	30,000	01/08/2024
18216	SFR	443	04/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1869	7/25/2025	WD	Q	I	01	419,900
GRANTOR: OWENS ELAINE L						
GRANTEE: CASON TREY JAMOAL						
1510/2677	3/14/2024	LE	U	I	14	100
GRANTOR: OWENS ELAINE L (ENH L						
GRANTEE: OWENS MILDRED ELAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= U3 L3 W8 L3 D3 S2 FSP= W29 D3 R3 S6 E26 N9$ S9 W26 N6 L3 U3 W8 D3 L3 S2 W12 S36 FGR= W4 S24 E21 N24 W17$ E17 S1 E2 S1 E11 FOP= S4 E12 N4 W2 N5 W8 S5 W2$ E2 N5 E8 S5 E13 N5 E2 R2 D2 E5 U2 R2 E2 N40$.

LAND DESCRIPTION

TOTAL OB/XF 17,885

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		RSF-	175.00	340.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/18/2025 BY TP Total Acres: 1.37 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS