BEG SE COR, RUN W 273.58 FT CO
EAST R/W OF A 60 FT EASEMENT, S
CURVE 297.63 FT, E 386.30 FT, N

CARVALHO JONATHAN M/CARVALHO RHIANNON E
2502 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

23-3S-16-02272-052

BUILDING CHARACTERISTICS

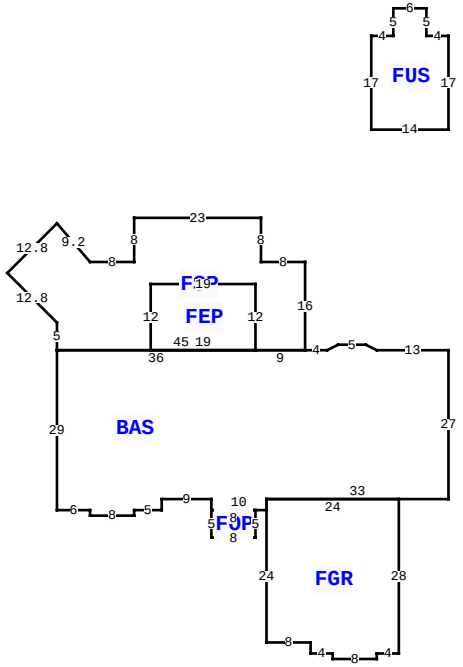
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100		1,990	202,290
FEP	228	80		182	18,501
FGR	664	55		365	37,103
FOP	40	30		12	1,220
FSP	1,006	40		402	40,865
FUS	268	100		268	27,243
TOTALS	4,196			3,219	327,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0212	01	3,219	153.3250	156.39	503,419	2000	2010	0	0	0	35.00	65.00

1 MODULAR 3 0% - 2025 Heated Area: 2258 HX Base Yr



2502 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	327,222
TOTAL MARKET OB/XF VALUE	14,404
TOTAL LAND VALUE - MARKET	46,400
TOTAL MARKET VALUE	388,026
SOH/AGL Deduction	0
ASSESSED VALUE	388,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,026
TOTAL JUST VALUE	388,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041578	Roof Replacement	17,031	03/23/2021
22372	POOL ENCL	90	10/06/2004
17525	SFR	130	10/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/71	11/11/2024	WD	Q	I	01	550,000
GRANTOR: SWANSON BARBARA						
GRANTEE: CARVALHO JONATHAN M						
0960/0087	8/12/2002	WD	Q	I	03	290,000
GRANTOR: GEORGE & KIMBERLY ARC						
GRANTEE: ROBERT & BARBARA SW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 U1L2 W5 D1L2 W4 W9 W36 S29 E6 S1 E8 N1 E5 N2 E9 S2 E10 N2 E33 N27 $
FSP=[ORIG=-26,0] N16 W8 N8 W23 S8 W8 U7L6 D9L9 D9R9 S5 E45 $
FGR=[ORIG=-33,29] S24 E8 S2 E4 S1 E8 N1 E4 N28 W24 S2 $
FUS=[ORIG=0,-40] N17 W4 N5 W6 S5 W4 S17 E14 $
FEP=[ORIG=-35,0] N12 W19 S12 E19 $
FOP=[ORIG=-43,29] S5 E8 N5 W8 $
PTR=[ORIG=0,0] N40 S40 $
.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	2,912.00	UT	1.50	1.50	100	2000	2000	3	100	4,368	
3	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,500	
4	0020	BARN,FR	0	0	24	40	960.00	UT	11.00	11.00	60	2009	2009	3	60	6,336	

LAND DESCRIPTION

TOTAL OB/XF 14,404

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	0		A-1	0.00	0.00	4.64	AC		1.00	1.00	1.00	10,000.00	10,000.00	46,400							

REVIEW DATE 12/16/2024 BY ME Total Acres: 4.64 Total Land Value: 46,400 Market: 0 Agricultural: 0 Common: 46,400 PRINTED 11/17/2026 BY SYS