LOTS 1 & 2 SWANSON ESTATES REPLA
2 BLK A OF HICKORY RIDGE S/D.

MOBLEY ALICE R
2612 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

**2027**

**23-3S-16-02272-301**

## BUILDING CHARACTERISTICS

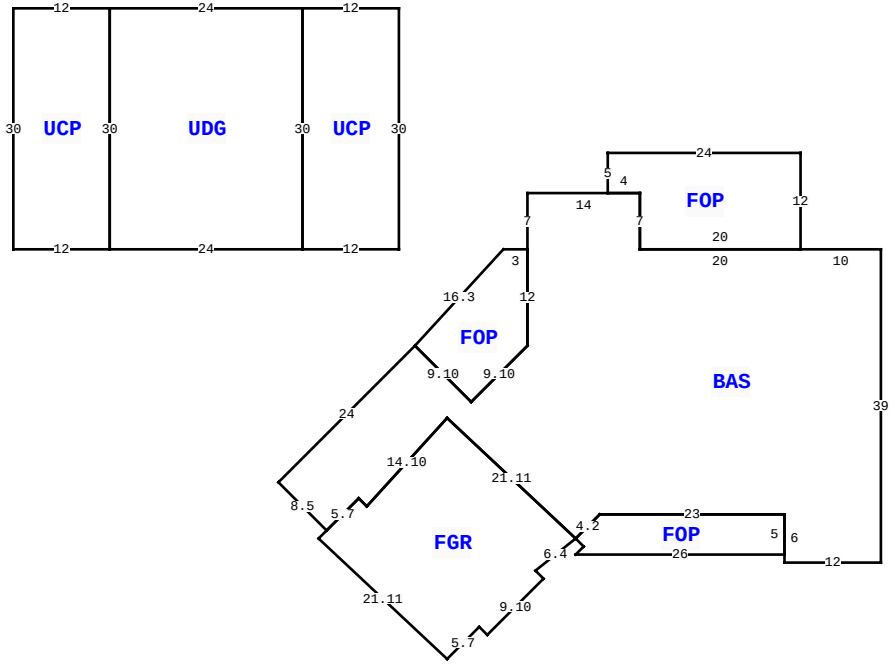
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 23316.050 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,940 | 100 | | 1,940 | 250,198 |
| FGR | 481 | 55 | | 265 | 34,177 |
| FOP | 125 | 30 | | 38 | 4,901 |
| FOP | 151 | 30 | | 45 | 5,804 |
| FOP | 260 | 30 | | 78 | 10,060 |
| UCP | 360 | 20 | | 72 | 9,285 |
| UCP | 360 | 20 | | 72 | 9,285 |
| UDG | 720 | 55 | | 396 | 51,071 |
| TOTALS | 4,397 | | | 2,906 | 374,781 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,906 | 124.7246 | 137.20 | 398,703 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1940 HX Base Yr 2020




2612 NW LAKE JEFFERY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 374,781 |
| TOTAL MARKET OB/XF VALUE | | 1,260 |
| TOTAL LAND VALUE - MARKET | | 45,700 |
| TOTAL MARKET VALUE | | 421,741 |
| SOH/AGL Deduction | | 88,181 |
| ASSESSED VALUE | | 333,560 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 277,149 |
| TOTAL JUST VALUE | | 421,741 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 428,543 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38091 | STORAGE | 181 | 05/09/2019 |
| 37855 | SFR | 1,029 | 03/12/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1377/0681 | 1/25/2019 | WD | Q | V | 03 | 45,000 |
| GRANTOR: BRANDON L SWANSON | | | | | | |
| GRANTEE: KEITH E & ALICE R M | | | | | | |
| 1355/1405 | 3/12/2018 | PB | U | V | 18 | 100 |
| GRANTOR: CLERK OF COURT (ESTAT | | | | | | |
| GRANTEE: BRANDON L SWANSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 FOP= N12 W24 S5 E4 S7 E20$ W20 N7 W14 S7 FOP= W3 L11 D12 D7 R7 R7 U7 N12$ S12 D7 L7 L7 U7 L17 D17 D6 R6 FGR= D1 L1 D15 R16 R4 U4 D1 R1 R7 U7 L1 U1 R5 U4 L16 U15 D11 L10 L1 U1 D4 L4 $ R4 U4 D1 R1 R10 U11 D15 R16 FOP= D1 R1 L1 D1 E26 N5 W23 L3 D3 $ U3 R3 E23 S6 E12 N39$ PTR=W60 UCP= W12 UDG= W24 UCP= W12 N30 E12 S30$ N30 E24 S30$ N30 E12 S30$ E60$.

## 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 | 560.00 | UT | 2.25 | 2.25 | 100 | 2019 | 2019 | 3 | 100 | 1,260 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,260

| 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 | | A-1 | 0.00 | 0.00 | 4.57 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 45,700 | | | | | | | |

REVIEW DATE 05/17/2023 BY JB Total Acres: 4.57 Total Land Value: 45,700 Market: 0 Agricultural: 0 Common: 45,700 PRINTED 11/17/2026 BY SYS