LOTS 1 & 2 SPRING HOLLOW S/D.

527-469, 661-90-97, 784-1718 (NO

BECHTEL MARION LAVERN SR
2185 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

25-3S-16-02278-003

BUILDING CHARACTERISTICS

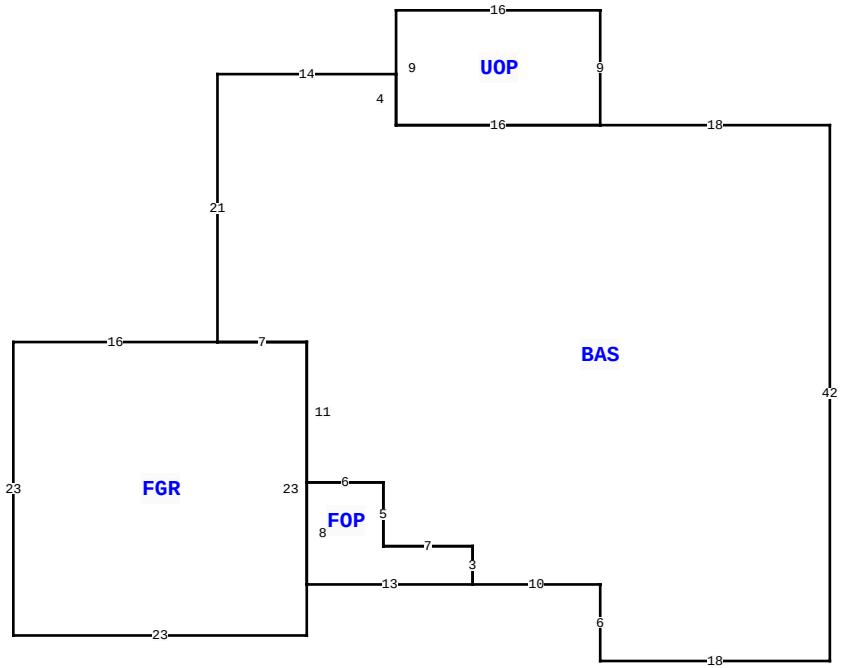
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		25316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	146,957
FGR	529	55		291	25,305
FOP	69	30		21	1,826
UOP	144	20		29	2,522
TOTALS	2,432			2,031	176,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	121.6215	133.78	271,707	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1690 HX Base Yr 2026



2185 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,251	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,610
TOTAL MARKET OB/XF VALUE		8,251
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		221,861
SOH/AGL Deduction		0
ASSESSED VALUE		221,861
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		165,450
TOTAL JUST VALUE		221,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051405	Roof Replacement	12,000	11/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2271	3/14/2025	WD	Q	I	01	285,000
GRANTOR: WARD JO C SARGENT TRU						
GRANTEE: BECHTEL MARION LAVE						
0600/0308	8/01/1986	WD	Q	I		80,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S21 FGR= W16 S23 E23 N23 W7$ E7 S11 FOP= S8 E13 N3 W7 N5 W6$ E6 S5 E7 S3 E10 S6 E18 N42 W18 UOP= N9 W16 S9 E16$ W16 N4$.

LAND DESCRIPTION

TOTAL OB/XF 8,251

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-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 04/24/2025 BY TP Total Acres: 1.02 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS