

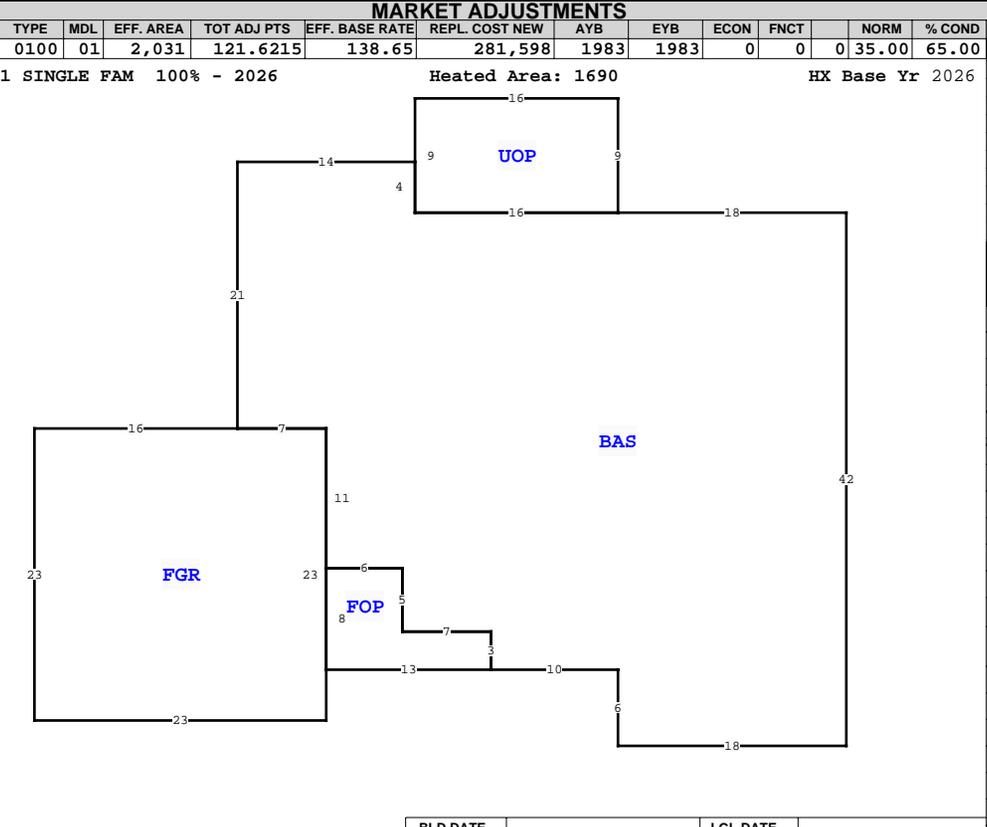
LOTS 1 & 2 SPRING HOLLOW S/D.
527-469, 661-90-97, 784-1718 (NO

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

2026

25-3S-16-02278-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 50	
Exterior Wall	21	STONE 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural Units	05	CONV 100	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
BAS	1,690	100	
FGR	529	55	
FOP	69	30	
UOP	144	20	
TOTALS	2,432		



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,039
TOTAL MARKET OB/XF VALUE		8,251
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		228,290
SOH/AGL Deduction		0
ASSESSED VALUE		228,290
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		171,879
TOTAL JUST VALUE		228,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,382

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	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
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GRANTOR:
GRANTEE:

EXTRA FEATURES		2185 NW LAKE JEFFERY RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100
3	0104	GENERATOR	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

L N	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	

BUILDING NOTES	
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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																						
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		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							