COMM NE COR, RUN S 2054.84 FT TO CR-250, NW ALONG R/W 2796.34 FT RUN N 23 DEG E 173 FT, N 65 DEG

BOGOPANE LESLEY/BOGOPANE ADRIAN
2025 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

25-3S-16-02282-000

BUILDING CHARACTERISTICS

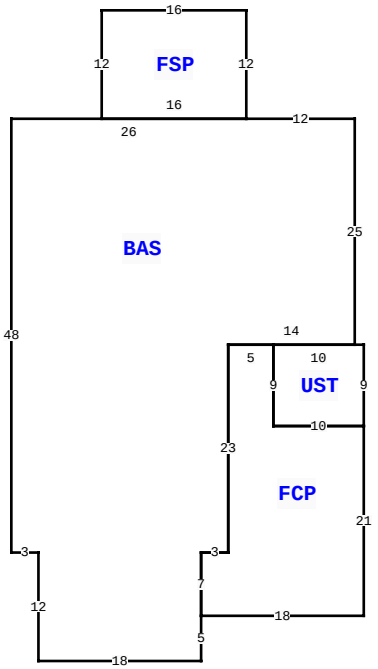
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100		1,718	126,902
FCP	381	25		95	7,017
FSP	192	40		77	5,688
UST	90	45		40	2,955
TOTALS	2,381			1,930	142,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	103.3050	113.64	219,325	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1718 HX Base Yr



2025 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	700.00	700.00	60	1993	1993	3	60	420	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,561
TOTAL MARKET OB/XF VALUE	1,620
TOTAL LAND VALUE - MARKET	9,600
TOTAL MARKET VALUE	153,781
SOH/AGL Deduction	0
ASSESSED VALUE	153,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,781
TOTAL JUST VALUE	153,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2031	4/07/2022	WD	Q	I	01	142,900
GRANTOR: NORRIS MARY ANNE						
GRANTEE: BOGOPANE LESLEY						
1310/0511	2/24/2016	WD	U	I	11	100
GRANTOR: SISTERS II INVESTMENT						
GRANTEE: MARY ANN NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W16 S12 E16$ W26 S48 E3 S12 E18 N5 FCP= E18 N21 UST= N9 W10 S9 E10$ W10 N9 W5 S23 W3 S7$ N7 E3 N23 E14 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,620

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		00	0.00	0.00	0.40	AC		1.00	1.00	1.60	15,000.00	24,000.00	9,600							

REVIEW DATE 05/19/2023 BY KS Total Acres: 0.40 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 11/17/2026 BY SYS