COMM AT PT OF INTERS OF E LINE O
& N R/W LINE OF CR-250, RUN N 65
N R/W, 2895.42 FT FOR POB, CONT

ROSE DAVID/CAP ASSETS, LLC
2041 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

25-3S-16-02284-000

BUILDING CHARACTERISTICS

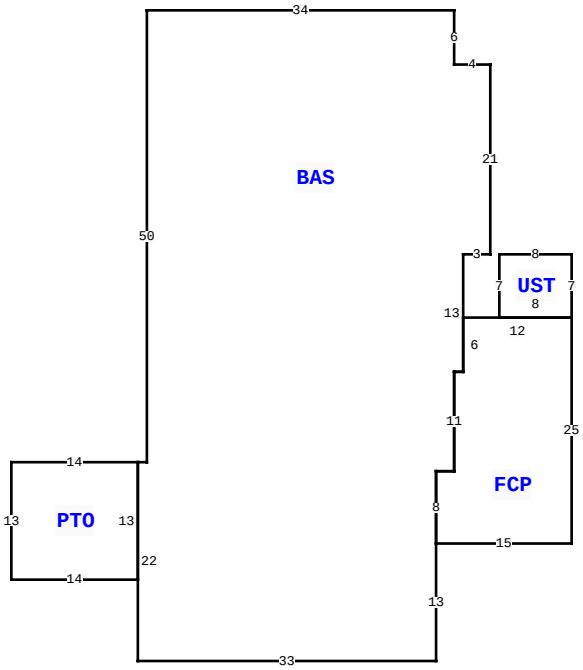
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	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	02	02 100
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	2,525	100		2,525	134,764
FCP	335	25		84	4,483
PTO	182	5		9	480
UST	56	45		25	1,334
TOTALS	3,098			2,643	141,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,643	88.2144	97.04	256,477	1950	1950	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2019 Heated Area: 2525 HX Base Yr 2019



2041 NW LAKE JEFFERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,062
TOTAL MARKET OB/XF VALUE		1,365
TOTAL LAND VALUE - MARKET		5,700
TOTAL MARKET VALUE		148,127
SOH/AGL Deduction		51,479
ASSESSED VALUE		96,648
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,237
TOTAL JUST VALUE		148,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/534	8/26/2026	PR	Q	I	05	150,000
GRANTOR: GARRISON MEREDITH CLA						
GRANTEE: ROSE DAVID						
1573/588	7/20/2026	QC	U	I	11	100
GRANTOR: CRAPPS DANIEL THAYER						
GRANTEE: CRAPPS CLARK PEAT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S50 W1 PTO= W14 S13E14 N13$ S22 E33 N13 FCP= E15 N25 UST= N7 W8 S7 E8$W12 S6 W1 S11 W2 S8$ N8 E2 N11 E1 N13 E3 N21 W4 N6$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	165	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,365

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	0.38	AC		1.00	1.00	1.00	15,000.00	15,000.00	5,700							

REVIEW DATE 05/19/2023 BY KS Total Acres: 0.38 Total Land Value: 5,700 Market: 0 Agricultural: 0 Common: 5,700 PRINTED 11/17/2026 BY SYS