COMM NE COR OF SEC, RUN S 885.27
RUN S 64 DG E 147.72 FT, S 19 DG
FT TO SW COR OF NW1/4 OF NW1/4 S

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2027

25-3S-16-02284-001

BUILDING CHARACTERISTICS

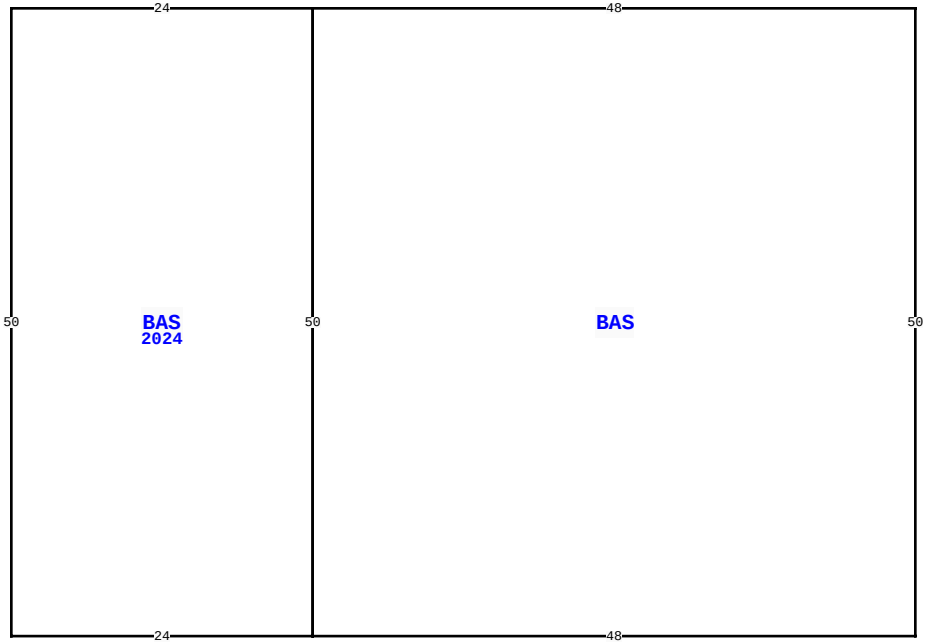
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
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	2,400	100		2,400	116,294
BAS	1,200	100	2024	1,200	58,147
TOTALS	3,600			3,600	174,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,600	141.6896	53.84	193,824	2013	2013	0	0	0	10.00	90.00

2 PREF M B A 0% - 0 Heated Area: 3600 HX Base Yr



1579 NW LAKE JEFFERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		465,837
TOTAL MARKET OB/XF VALUE		17,364
TOTAL LAND VALUE - MARKET		246,790
TOTAL MARKET VALUE		729,991
SOH/AGL Deduction		0
ASSESSED VALUE		729,991
TOTAL EXEMPTION VALUE	03	729,991
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		729,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,935

SALE:1:1: INCLUDED 05839-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052416	New Commercial Co	797,000	02/21/2025
000046626	Additions	126,663	03/01/2023
31607	M H	0	11/21/2013
31560	COUNTY	0	11/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/2148	11/09/1994	WD	U	I	35	225,000
GRANTOR: NORMAN E MURPHY						
GRANTEE: COLUMBIA COUNTY						
0508/0150	2/01/1983	CT	Q	I	01	1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S50 E48 N50 $
BAS=[YR=2024;ORIG=-48,0] W24 S50 E24 N50 $
.

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	432.00	UT	2.00	2.00	100	2013	2013	3	100	864	
2	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
5	0295	SPKLR SYS	0	0	0	0	3,600.00	UT	2.50	2.50	100	2026	2025		100	9,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,364

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	8600	C	COUNTY	0		A-1	0.00	0.00	13.34	AC		1.00	1.00	1.00	18,500.00	18,500.00	246,790							

REVIEW DATE 01/16/2026 BY mark Total Acres: 13.34 Total Land Value: 246,790 Market: 0 Agricultural: 0 Common: 246,790 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, RUN S 885.27
RUN S 64 DG E 147.72 FT, S 19 DG
FT TO SW COR OF NW1/4 OF NW1/4 S

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2027

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BUILDING CHARACTERISTICS

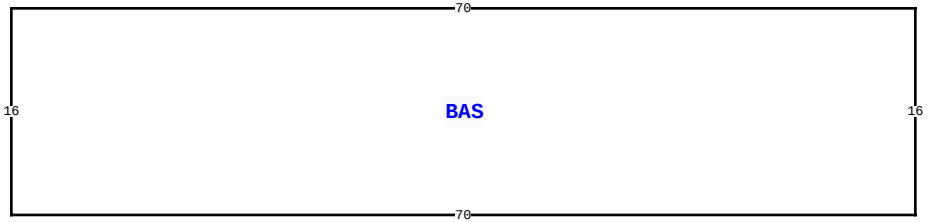
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
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	1,120	100		1,120	87,712
TOTALS	1,120			1,120	87,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,120	113.8000	105.83	118,530	2014	2013	0	0	0	26.00	74.00

3 MANUF 1 0% - 0 Heated Area: 1120 HX Base Yr



1579 NW LAKE JEFFERY RD, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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TOTAL MARKET VALUE		729,991
SOH/AGL Deduction		0
ASSESSED VALUE		729,991
TOTAL EXEMPTION VALUE	03	729,991
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		729,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/2148	11/09/1994	WD	U	I	35	225,000
GRANTOR: NORMAN E MURPHY						
GRANTEE: COLUMBIA COUNTY						
0508/0150	2/01/1983	CT	Q	I	01	1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S16 E70 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/16/2026 BY mark Total Acres: 13.34 Total Land Value: 246,790 Market: 0 Agricultural: 0 Common: 246,790 PRINTED 11/17/2026 BY SYS

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COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2027

25-3S-16-02284-001

BUILDING CHARACTERISTICS

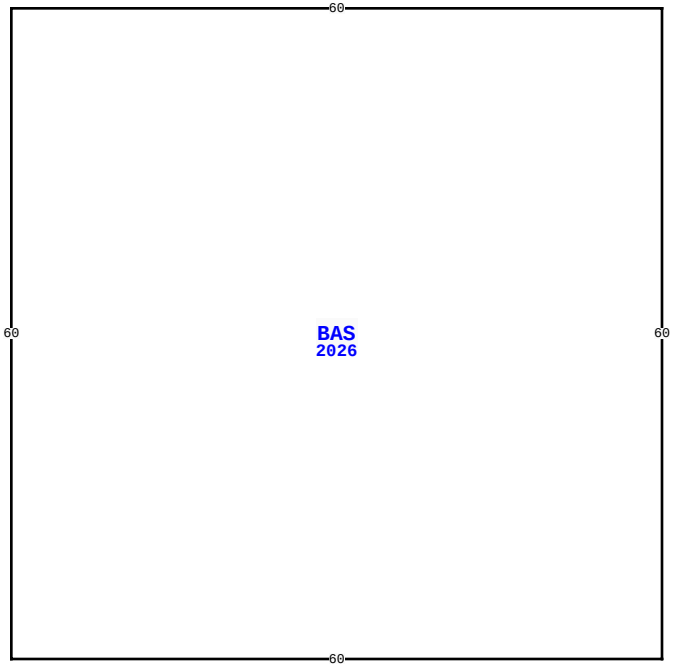
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		14 100
RMS		14 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
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	3,600	100	2026	3,600	203,683
TOTALS	3,600			3,600	203,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,600	150.3840	57.15	205,740	2025	2025	0	0	0	1.00	99.00

4 PREF M B A 0% - 2026 Heated Area: 3600 HX Base Yr



1579 NW LAKE JEFFERY RD, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		729,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/2148	11/09/1994	WD	U	I	35	225,000
GRANTOR: NORMAN E MURPHY						
GRANTEE: COLUMBIA COUNTY						
0508/0150	2/01/1983	CT	Q	I	01	1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,0] S60 E60 N60 W60 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/16/2026 BY mark Total Acres: 13.34 Total Land Value: 246,790 Market: 0 Agricultural: 0 Common: 246,790 PRINTED 11/17/2026 BY SYS