COMM SE COR OF NW1/4 OF SW1/4, N
890 FT, N 23.62 FT TO N R/W OF S
POB, CONT N 622.83 FT, W 199.35

JENKINS CHARLES LACY JR/JENKINS SUSAN KAY
5310 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

27-4S-17-08754-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6677	PECAN GROVES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

463 SE HILLCREST LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	04/21/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,840
TOTAL MARKET VALUE	7,070
SOH/AGL Deduction	0
ASSESSED VALUE	7,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,070
TOTAL JUST VALUE	84,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049088	Electrical Servic	0	01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/755	7/22/2025	TR		V		100
GRANTOR: JENKINS CHARLES LACY						
GRANTEE: JENKINS CHARLES LAC						
1473/493	7/29/2022	WD	Q	V	01	188,100
GRANTOR: WALLER BILLIE SUE						
GRANTEE: JENKINS CHARLES LAC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	6677	A	PECANS	0					14.14	AC		1.00	1.00	1.00	500.00	500.00	7,070							
2	9910	M	MKT.VAL.AG	0					14.14	AC		1.00	1.00	1.00	6,000.00	6,000.00	84,840							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 14.14 Total Land Value: 7,070 Market: 84,840 Agricultural: 7,070 Common: 0 PRINTED 03/24/2026 BY SYS