COMM 25.20 FT E OF NW COR OF SE1
POB, E 414.80 FT, S 823 FT MOL,
479.42 FT TO N R/W LINE OF CR-25

MISTER MAC BEHAVIORAL CONSULTANTS, INC/D/B/A NORTH
174 SW BROOKWOOD DR
LAKE CITY, FL 32024

2027

30-3S-17-05842-000

BUILDING CHARACTERISTICS

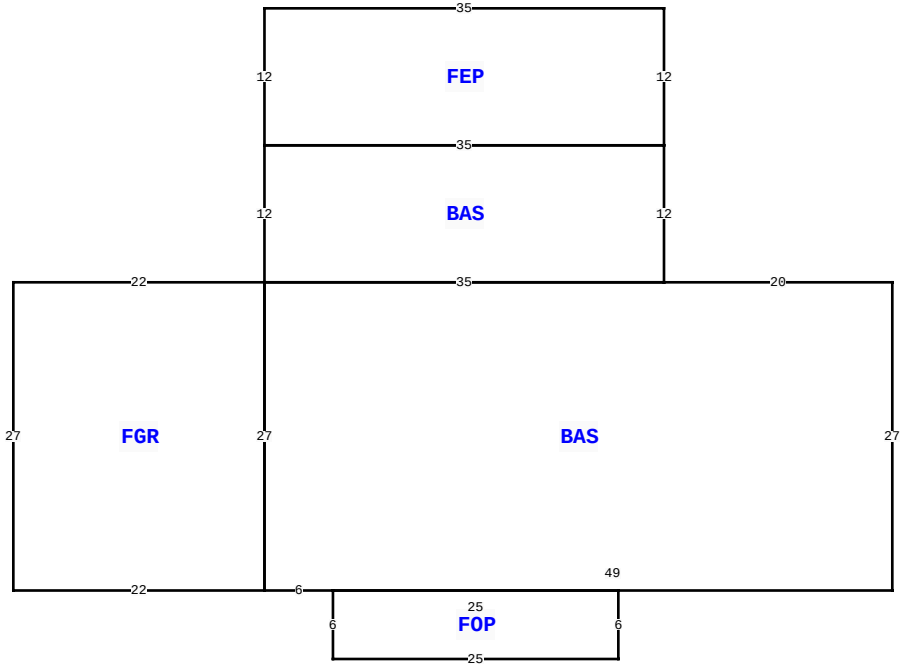
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	29,345
BAS	1,485	100		1,485	103,755
FEP	420	80		336	23,476
FGR	594	55		327	22,847
FOP	150	30		45	3,144
TOTALS	3,069			2,613	182,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,613	97.7184	107.49	280,871	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1905 HX Base Yr



1175 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		182,566
TOTAL MARKET OB/XF VALUE		155,560
TOTAL LAND VALUE - MARKET		116,750
TOTAL MARKET VALUE		454,876
SOH/AGL Deduction		0
ASSESSED VALUE		454,876
TOTAL EXEMPTION VALUE	08	454,876
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		454,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,189

SALE:1:1: JOINS RE #11663-000 TOTAL ACRES 19.05 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
859	SFR	0	09/20/2016
1479	COMMERCIAL	193	02/25/1999
1480	COMMERCIAL	218	02/25/1999
1449	COMMERCIAL	193	01/22/1999
1450	COMMERCIAL	218	01/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2456	8/14/2026	WD	Q	I	01	600,000
GRANTOR: MAZZOCCHI RALPH PETER						
GRANTEE: MISTER MAC BEHAVIOR						
1251/0089	2/20/2013	WD	U	I	11	100
GRANTOR: JANET G MAZZOCCHI (SI						
GRANTEE: RALPH PETER MAZZOCC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N12 FEP= N12 W35 S12 E35$ W35 S12 E35$ W35 FGR= W22 S27 E22 N27$ S27 E6 FOP= S6 E25 N6 W25$ E49 N27$.

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	0297	SHED CONCR	0	0	37	60	2,220.00	UT	16.00	16.00	50	2011	2011	3	50	17,760	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	50	2003	2003	3	50	540	
4	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	
5	0260	PAVEMENT-A	0	0	12	610	7,320.00	UT	1.10	1.10	50	2003	2003	3	50	4,026	
6	0166	CONC,PAVMT	0	0	3	75	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,874	
7	0060	CARPORT F	0	0	16	44	704.00	UT	5.00	5.00	50	2003	2003	3	50	1,760	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
9	0070	CARPORT UF	0	0	20	20	1.00	UT	1,200.00	1,200.00	50	2004	2004	3	50	600	
10	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 29,060

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			0.00	0.00	15.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	100,750							
2	1000	C	VACANT COMME	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000							

REVIEW DATE 12/19/2017 BY CP Total Acres: 17.50 Total Land Value: 116,750 Market: 0 Agricultural: 0 Common: 116,750 PRINTED 11/17/2026 BY SYS

COMM 25.20 FT E OF NW COR OF SE1
POB, E 414.80 FT, S 823 FT MOL,
479.42 FT TO N R/W LINE OF CR-25

MISTER MAC BEHAVIORAL CONSULTANTS, INC/D/B/A NORTH
174 SW BROOKWOOD DR
LAKE CITY, FL 32024

2027

30-3S-17-05842-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00	1.00/	

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TOTALS					

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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
11	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
12	0030	BARN,MT	0	0	100	60	6,000.00	UT	20.00	20.00	100	2017	2017	3	100	120,000	
13	0166	CONC,PAVMT	0	0	0	0	3,100.00	UT	2.00	2.00	100	2017	2017	3	100	6,200	

LAND DESCRIPTION

TOTAL OB/XF 126,500

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 12/19/2017 BY CP Total Acres: 17.50 Total Land Value: 116,750 Market: 0 Agricultural: 0 Common: 116,750 PRINTED 11/17/2026 BY SYS