COMM 733 FT W OF SE COR OF SW1/4
FT TO N R/W CR-250 FOR POB, N 13
151.5 FT, W'LY ALONG RD 59 FT TO

POWELL JACKQUELINE L
879 NW MAGNOLIA WAY
LAKE CITY, FL 32055

2026

30-3S-17-05844-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

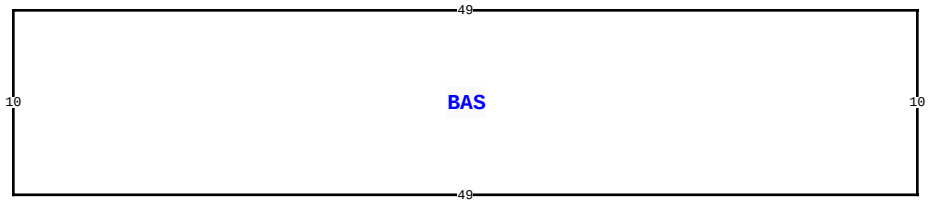
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	490	100		490	7,707
TOTALS	490			490	7,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	490	65.5290	39.32	19,267	1964	1964	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 490 HX Base Yr



1331 NW LAKE JEFFERY RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,707
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	2,775
TOTAL MARKET VALUE	17,482
SOH/AGL Deduction	2,244
ASSESSED VALUE	15,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,238
TOTAL JUST VALUE	17,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,482

XFOB:2:1: LASALLE MH
BLDG:1:1: CANDACE MH
XFOB:1:1: CANDACE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0535/0171	6/21/1974	WD	Q	I	06	127

GRANTOR: EUNICE H BRADLEY (RET
GRANTEE: JACKQUELINE POWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S10 E49 N10$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		00	0.00	0.00	0.19	AC		1.00	1.00	1.00	15,000.00	15,000.00	2,775							

REVIEW DATE 11/16/2015 BY DF Total Acres: 0.19 Total Land Value: 2,775 Market: 0 Agricultural: 0 Common: 2,775 PRINTED 06/08/2026 BY SYS