BLK 1 EX 1 AC OFF N END IN W1/2
SW1/4 OF NW1/4.

WATERS MARVYNE CARTER
1453 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

30-3S-17-05848-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

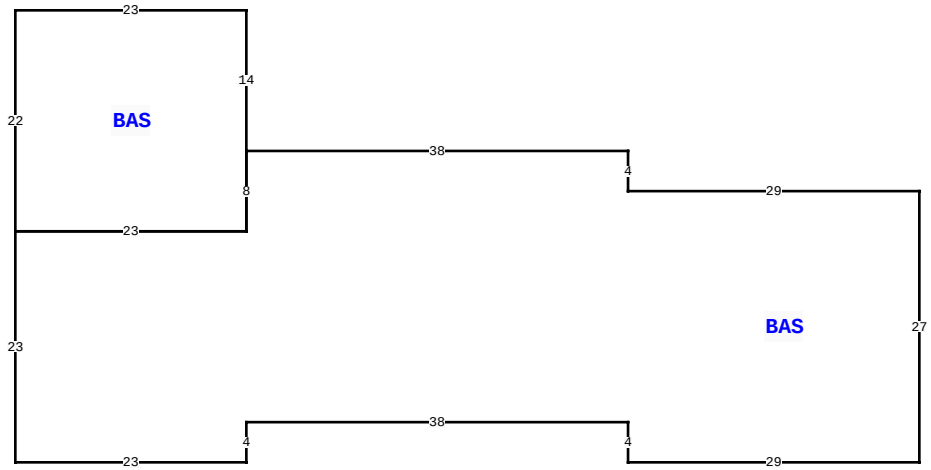
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	506	100		506	39,350
BAS	2,338	100		2,338	181,817
TOTALS	2,844			2,844	221,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,844	106.8200	119.64	340,256	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 2844 HX Base Yr 2008



1453 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,166
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		262,366
SOH/AGL Deduction		108,529
ASSESSED VALUE		153,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,426
TOTAL JUST VALUE		262,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055559	Right-of-Way Acce		04/27/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1026/2456	9/16/2004	QC	Q	I	03	100

GRANTOR: CARTER

GRANTEE: MARVYNE CARTER WATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N4 W38 BAS= N14 W23S22E23 N8$ S8 W23 S23 E23 N4 E38 S4 E29 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	900	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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			0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 06/05/2025 BY RP Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/08/2026 BY SYS