W1/2 OF NW1/4 OF NW1/4.

DC 1319-1288, LE 1322-2540, LE 1

NORRIS JERRY M
711 SW CHIVES TERR
LAKE CITY, FL 32024

2026

31-5S-17-09463-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

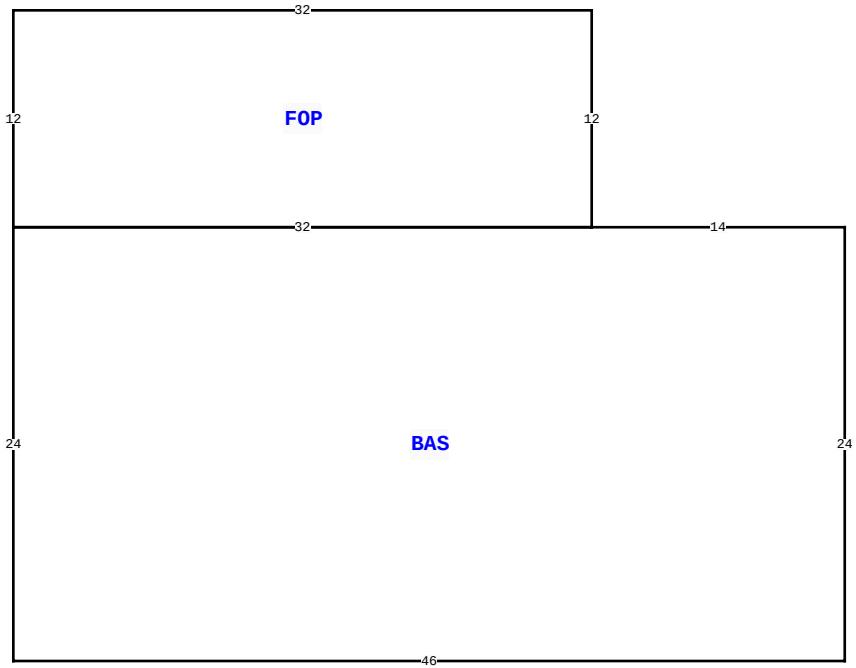
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	22,155
FOP	384	35		134	2,689
TOTALS	1,488			1,238	24,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,238	83.6100	50.17	62,110	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1104 HX Base Yr



605 SW CHIVES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,844
TOTAL MARKET OB/XF VALUE		13,114
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		52,278
SOH/AGL Deduction		27,191
ASSESSED VALUE		25,087
TOTAL EXEMPTION VALUE	HX HB WR	25,087
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		217,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,958

XFOB:1:1: PACEMAKER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055362	Electrical Servic		03/27/2026
000055322	Right-of-Way Acce		03/25/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/0740	10/28/2016	LE	U	I	14	100
GRANTOR: JERRY NORRIS (LIFE ES						
GRANTEE: MARY PETTY (REMAIND						
1322/2540	9/29/2016	LE	U	I	14	100
GRANTOR: JERRY NORRIS (AS TO A						
GRANTEE: MARY PETTY (REMAIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N12 W32 S12 E32$ W32 S24 E46 N24$.

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	0021	BARN,FR AE	0	100	24	32	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0040	BARN,POLE	0	100	24	14	336.00	UT	2.50	2.50	60	1994	1994	3	60	504	
3	0252	LEAN-TO W/	0	100	12	36	432.00	UT	2.00	2.00	60	1994	1994	3	60	518	
4	0252	LEAN-TO W/	0	100	12	32	384.00	UT	2.00	2.00	60	1994	1994	3	60	461	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0255	MBL HOME S	0	100	12	46	552.00	UT	1.00	1.00	60	1994	1994	3	60	331	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 13,114

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,000							
3	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 09/19/2017 BY DF Total Acres: 20.00 Total Land Value: 14,320 Market: 171,000 Agricultural: 5,320 Common: 9,000 PRINTED 06/08/2026 BY SYS