LOT 78 EASTSIDE VILLAGE S/D.
673-448, 680-521, 822-1736, DC 9

MCFEELY JOHN JR/MCFEELY DIANE S
163 SE JENESE WAY
LAKE CITY, FL 32025

**2027**

**34-3S-17-07018-178**

## BUILDING CHARACTERISTICS

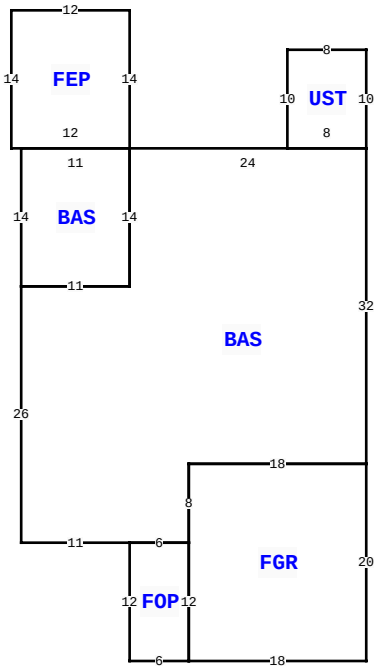
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 34317.040 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 154 | 100 | | 154 | 12,296 |
| BAS | 1,102 | 100 | | 1,102 | 87,991 |
| FEP | 168 | 80 | | 134 | 10,700 |
| FGR | 360 | 55 | | 198 | 15,809 |
| FOP | 72 | 30 | | 22 | 1,756 |
| UST | 80 | 45 | | 36 | 2,874 |
| TOTALS | 1,936 | | | 1,646 | 131,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,646 | 111.6720 | 122.84 | 202,195 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 1256 HX Base Yr 2026




163 SE JENESE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## 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 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 131,427 |
| TOTAL MARKET OB/XF VALUE | 400 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 154,327 |
| SOH/AGL Deduction | 50,984 |
| ASSESSED VALUE | 103,343 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 51,932 |
| TOTAL JUST VALUE | 154,327 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 156,712 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054801 | Roof Replacement | 7,000 | 01/09/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1526/267 | 10/09/2024 | WD | U | I | 37 | 130,000 |
| GRANTOR: PANDEL BEVERLY | | | | | | |
| GRANTEE: MCFEELY JOHN JR | | | | | | |
| 1229/1497 | 2/09/2012 | PB | U | I | 18 | 100 |
| GRANTOR: RUSSELL I ROBINSON ES | | | | | | |
| GRANTEE: BEVERLY PANDEL & ET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 FEP= N14 W12 S14 E12$ BAS= W11 S14 E11 N14$ S14 W11 S26 E11 FOP= S12 E6 N12 W6$ E6 FGR= S12 E18 N20 W18 S8$ N8E18 N32$ UST= N10 W8 S10 E8$.

## LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | | RSF/MH | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 01/27/2025 BY TP Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS