



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,000 TOTAL LAND VALUE - MARKET 65,260 TOTAL MARKET VALUE 76,260 SOH/AGL Deduction 18,894 ASSESSED VALUE 57,366 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 57,366 TOTAL JUST VALUE 76,260 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 61,200 SALE: 3:1: 5.02 ACRES SALE: 2:1: 5.02 AC BLDG: 2:1: CHAD MH PRMT: 2:1: PAGE											
																				PERMIT NUM DESCRIPTION AMT ISSUED 14261 M H 125 07/10/1998 9630 M H 125 04/21/1995											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0872/0348 6/19/1998 AG Q I 24,000 GRANTOR: PERRY GRANTEE: PAGE 0848/2285 11/17/1997 WD U V 18,500 GRANTOR: GWENDOLYN LEE VARNUM GRANTEE: CRAIG R PERRY											
DOR CODE 0700 MISC IMPROVED										MAP NUM MKT AREA 02										NEIGHBORHOOD/LOC 36415.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										278 SW JENNIFER CT, LAKE CITY										BLD DATE LGL DATE 05/06/2026 MLU											
EXTRA FEATURES																				BUILDING NOTES											
L N	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	BUILDING DIMENSIONS														
1	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000																
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																
LAND DESCRIPTION										TOTAL OB/XF 11,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260														
REVIEW DATE 07/06/2016 BY DF Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 05/11/2026 BY SYS																															