

COMMON CORNER OF SE1/4 OF NW1/4, R
FOR FOP, RUN S 19 DEG W 738.66 F
5813 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2025

09-35-16-02045-104

BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	32	HARDIE BRD 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMB GUNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	05	ASPH TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units	0	100	

Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.00	1.00/	
AREA	PCT	YEAR	TOT ADJ
TOTAL GROSS OF AREA	BASE		MARKET VALUE
BAS	2,537	100	2,537 259,184
FOP	144	30	43 4,393

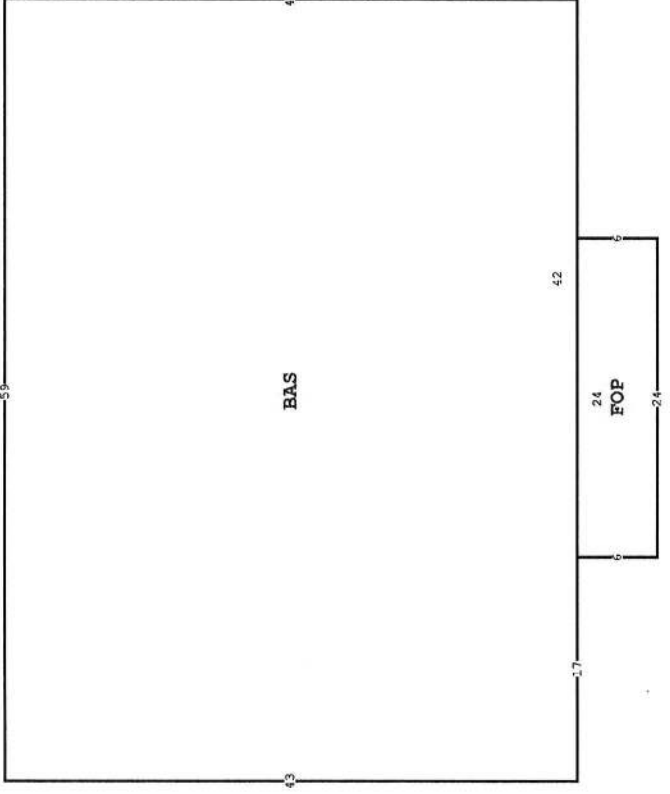
TOTALS	2,681		2,580	263,576
EXTRA FEATURES				
L	OBX/F	DESCRIPTION	BLD CAP	L W
1	0190	FPLC PF	0100	0 0
2	0166	CONC, PAYMT	0100	12 24
3	0040	BARN, POLE	0100	0 0
4	0252	LEAN-TO W/	0100	0 0
5	0252	LEAN-TO W/	0100	0 0
6	0210	GARAGE U	0100	0 0

LAND DESCRIPTION				
L	USE	CLS	LAND USE DESCRIPTION	R
1	0100	C	SFR	100
2	6200	A	PASTURE 3	0
3	9910	M	MKT. VAL. AG	0

REVIEW DATE 01/26/2023 BY KS Total Acres: 7.31 Total Land Value: 33,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,580	111.2832	120.19	310,090	2009	2009	0	0	0	85.00
1 SINGLE FAM - 100% - 2010											
Heated Area: 2537											
EX Base Yr 2010											



BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	NOTES
			100	2009	2009	3	100	
			100	2009	2009	3	100	
			100	2013	2013	3	100	
			100	2018	2018	3	100	
			100	2018	2018	3	100	
			100	2023	2022	100		

TOTAL OBX/F				
UNIT	D	DEPTH	TOT LND UTS	ADJ UNIT PRICE
1.00	AC	0.00	3.31	9,900.00
1.00	AC	0.00	4.00	302.50
1.00	AC	0.00	4.00	9,900.00

Market: 39,600 Agricultural: 1,210 Common: 32,769

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
Tax Group: 3	Valuation By	Tax Dist:	STANDARD
2011 FINING MARKET VALUE			243,576
TOTAL LAND VALUE - MARKET			16,364
TOTAL MARKET VALUE			72,369
SOH/AGL Deduction			313,919
ASSESSED VALUE			84,695
TOTAL EXEMPTION VALUE			219,224
BASE TAXABLE VALUE			50,722
TOTAL JUST VALUE			168,502
INCOME VALUE			352,309
PREVIOUS YEAR MKT VALUE			331,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27401	SFR	761	10/03/2008

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q V / RSN CD
0958/2371	7/26/2002	WD Q V	03
GRANTOR: BRUCE D MARKHAM			
GRANTEE: JEFFREY & GIGI TYRE			

BUILDING NOTES			
BAS= W59 S43E17 FOP= S6 E24 N6 W24S E42 N43S.			

BUILDING DIMENSIONS			
LAND VALUE	ADJ UNIT PRICE	TOT ADJ	UNIT PRICE
32,769	9,900.00	1.10	9,900.00
1,210	302.50	1.10	302.50
39,600	9,900.00	1.10	9,900.00

PRINTED 05/07/2025 BY SYS