W DIV: LOT 3 BLOCK 2 COLUMBIA
PARK S/D. DC 1273-781, PB 1273
-1485, WD 1278-576 THRU 578,

JULIAO RAFAEL H III/JULIAO INGRID D
295 NW COMMONS LP, #115-255
LAKE CITY, FL 32055

**2026**

**00-00-00-12291-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

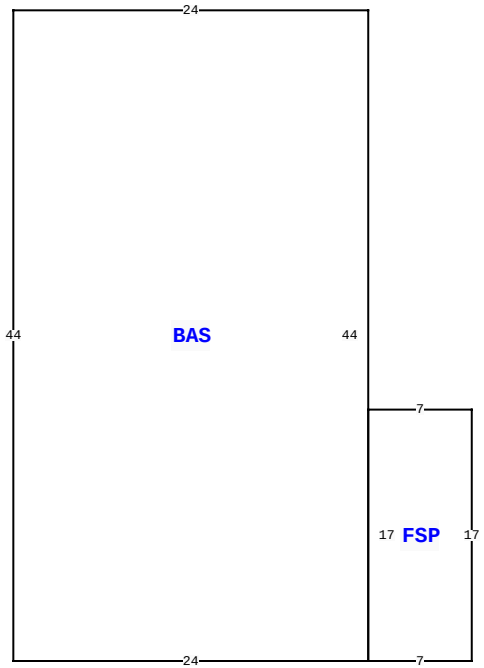
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 840317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,056 | 100 | | 1,056 | 73,713 |
| FSP | 119 | 40 | | 48 | 3,351 |
| TOTALS | 1,175 | | | 1,104 | 77,063 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,104 | 95.8000 | 107.39 | 118,559 | 1939 | 1939 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1056 HX Base Yr




311 NW STADIUM TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 77,063 |
| TOTAL MARKET OB/XF VALUE | 1,900 |
| TOTAL LAND VALUE - MARKET | 6,759 |
| TOTAL MARKET VALUE | 85,722 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 85,722 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 85,722 |
| TOTAL JUST VALUE | 85,722 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 85,722 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3450 | ADDN SFR | 0 | 10/17/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1325/1587 | 11/08/2016 | WD | Q | I | 01 | 50,000 |
| GRANTOR: ADVANTA IRA TRUST, LL | | | | | | |
| GRANTEE: RAFAEL H III & INGR | | | | | | |
| 1278/0576 | 7/22/2014 | WD | U | I | 16 | 36,000 |
| GRANTOR: REBECCA LYNN DAVIS | | | | | | |
| GRANTEE: ADVANTA IRA TRUST, | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 S44 E24 FSP= E7 N17W7 S17$ N44$.

### 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0200 | GARAGE F | 0 | 0 | 18 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,900

| 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 | 0 | | *RSF-3 | 0.00 | 0.00 | 7,115.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 6,759 | | | | | | | |

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.16 Total Land Value: 6,759 Market: 0 Agricultural: 0 Common: 6,759 PRINTED 11/19/2025 BY SYS