E DIV: LOT 4 R G CORNWALL S/D.

754-791, 831-1014, 835-486,488,

JNS PROPERTY HOLDINGS LLC
15815 129TH RD
MACALPIN, FL 32062

2025

00-00-00-13276-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

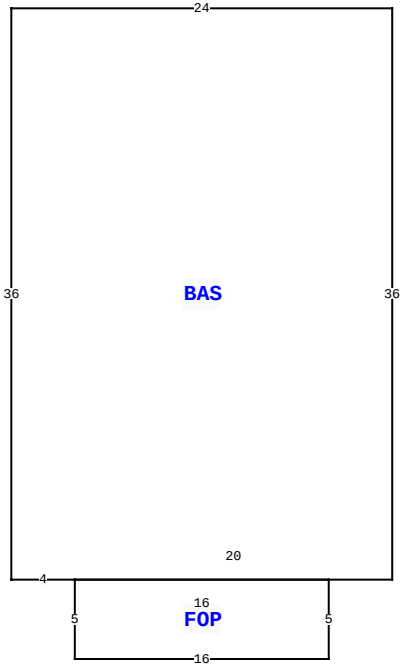
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	32317.180	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	74,279
FOP	80	30		24	2,064
TOTALS	944			888	76,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	888	112.6320	126.15	112,021	1998	1998	0	0	0	31.85	68.15

3 SINGLE FAM – 0% - 2024 Heated Area: 864 HX Base Yr



580 SE NASSAU ST, LAKE CITY

BLD DATE	07/21/1998 CM	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	76,342
TOTAL MARKET OB/XF VALUE	1,699
TOTAL LAND VALUE - MARKET	6,140
TOTAL MARKET VALUE	84,181
SOH/AGL Deduction	0
ASSESSED VALUE	84,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,181
TOTAL JUST VALUE	84,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,688

SALE:3:1: LOT 4, CORNWALL S/D

SALE:2:1: SALE TO LOW SEE SALE 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1261	SFR	204	05/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/2522	3/21/2023	CT	U	I	18	46,300
GRANTOR: CLERK OF COURT						
GRANTEE: JNS PROPERTY HOLDIN						
0859/0008	5/15/1998	WD	Q	V		6,500
GRANTOR: JAMES R & LAVONNE COX						
GRANTEE: POYNTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 E4 FOP= S5 E16 N5 W16$ E20 N36$.

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	266.00	UT	1.50	1.50	100	1998	1998	3	100	399	
2	0294	SHED WOOD/	0	0	13	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	400	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,699

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-	355.00	94.00	2,585.00	SF		1.00	1.00	1.25	0.95	1.19	3,070							
2	0000	C	VAC RES	0		*RSF-	3 0.00	0.00	2,585.00	SF		1.00	1.00	1.25	0.95	1.19	3,070							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.12 Total Land Value: 6,140 Market: 0 Agricultural: 0 Common: 6,140 PRINTED 07/17/2025 BY SYS