S DIV: LOT 1 BLOCK E KRIPNERS S/
395-228, 677-624, WD 1072-2594,
QC 1331-2335, WD 1425-1761

FOCUS 46, LLC
634 15TH AVE S
JACKSONVILLE, FL 32250-4925

**2026**

**00-00-00-14200-000**

## BUILDING CHARACTERISTICS

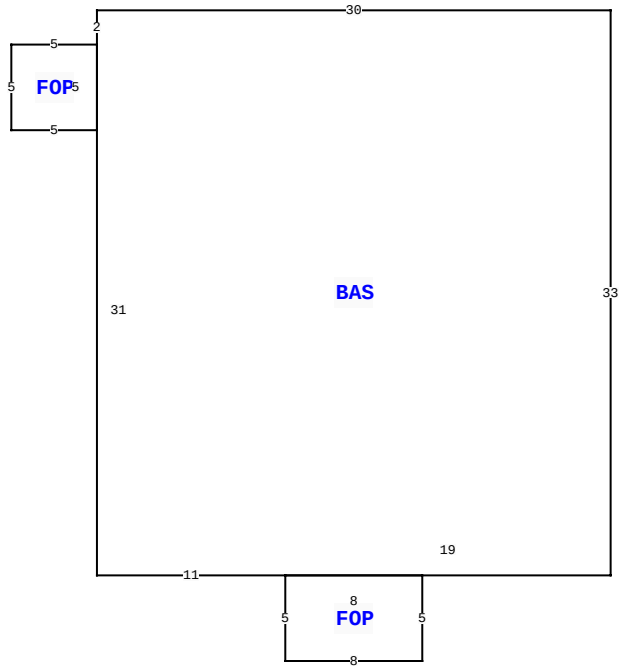
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 80 |
| Exterior Wall | 04 | SINGLE SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 990 | 100 | | 990 | 93,763 |
| FOP | 25 | 30 | | 8 | 758 |
| FOP | 40 | 30 | | 12 | 1,136 |
| TOTALS | 1,055 | | | 1,010 | 95,657 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,010 | 112.7520 | 126.28 | 127,543 | 1960 | 2005 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 2021 Heated Area: 990 HX Base Yr




583 SE CHURCH AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 95,657 |
| TOTAL MARKET OB/XF VALUE | 1,100 |
| TOTAL LAND VALUE - MARKET | 6,825 |
| TOTAL MARKET VALUE | 103,582 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 103,582 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 103,582 |
| TOTAL JUST VALUE | 103,582 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 105,177 |

SALE:1:1: LOT 1 BLK E KRIPPNERS S/D.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 471 | DEMOLISH | 0 | 05/08/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1425/1761 | 11/14/2020 | WD | Q | I | 01 | 88,500 |
| GRANTOR: RIGSBY JAMES W | | | | | | |
| GRANTEE: FOCUS 46, LLC | | | | | | |
| 1331/2335 | 2/28/2017 | QC | U | I | 11 | 100 |
| GRANTOR: JEFFREY N JEROME | | | | | | |
| GRANTEE: JAMES W RIGSBY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30S2FOP= W5S5 E5 N5$ S31 E11 FOP= S5 E8 N5 W8$ E19 N33$.

## 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 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 100.00 | 100.00 | 100 | 2021 | 2020 | | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,100

| 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-1 | 50.00 | 130.00 | 6,500.00 | SF | | 1.00 | 1.00 | 1.40 | 0.75 | 1.05 | 6,825 | | | | | | | |

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.15 Total Land Value: 6,825 Market: 0 Agricultural: 0 Common: 6,825 PRINTED 11/19/2025 BY SYS