COMM NE COR, RUN S 2129.82 FT, W
R/W WALTER LITTLE RD FOR POB, CO
N 472.87 FT, E 268.32 FT TO W R/

RUFFO JEFFERY LYNN/BENNETT MAGGIE LOPEZ
664 SW WALTER AVE
LAKE CITY, FL 32024

2026

02-5S-16-03413-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

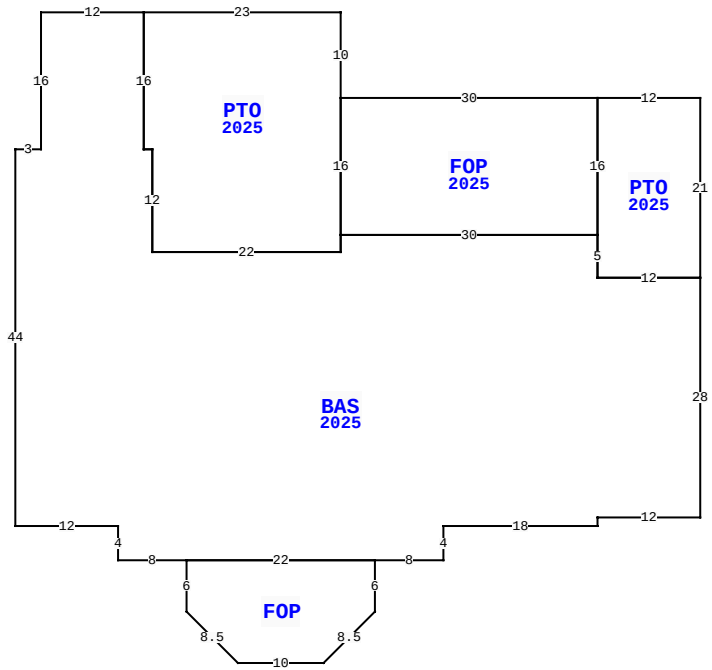
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,108	100	2025	3,108	268,242
FOP	228	30		68	5,869
FOP	480	30	2025	144	12,428
PTO	252	5	2025	13	1,122
PTO	632	5	2025	32	2,762
TOTALS	4,700			3,365	290,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,365	118.5534	132.78	446,805	1992	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3108 HX Base Yr



664 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		290,423
TOTAL MARKET OB/XF VALUE		10,869
TOTAL LAND VALUE - MARKET		25,740
TOTAL MARKET VALUE		327,032
SOH/AGL Deduction		135,213
ASSESSED VALUE		191,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,097
TOTAL JUST VALUE		327,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2704	7/31/2025	WD	Q	I	05	638,000
GRANTOR: KAUTZ MICHAEL L						
GRANTEE: RUFFO JEFFERY LYNN						
1521/2072	8/20/2024	QC	U	I	11	100
GRANTOR: KAUTZ MICHAEL L						
GRANTEE: KAUTZ MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[ORIG=-49,44] S6 D6R6 E10 U6R6 N6 W22 $
BAS=[YR=2025;ORIG=-1,6] W30 S2 W22 N12 W1 N16 W12 S16 W3 S44 E12 S4 E8 E22 E8 N4 E18 N1 E12 N28 W12 N5 $
FOP=[YR=2025;ORIG=-1,6] N16 W30 S16 E30 $
PTO=[YR=2025;ORIG=-31,-20] W23 S16 E1 S12 E22 N2 N16 N10 $
PTO=[YR=2025;ORIG=11,-10] W12 S16 S5 E12 N21 $
.

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	100	20	320	6,400.00	UT	2.00	2.00	75	1993	1993	3	75	9,600	
2	0166	CONC,PAVMT	0	100	18	32	576.00	UT	2.00	2.00	75	1993	1993	3	75	864	
3	0296	SHED METAL	0	100	6	12	72.00	UT	7.50	7.50	75	1993	1993	3	75	405	

LAND DESCRIPTION

TOTAL OB/XF 10,869

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	100		A-1	0.00	0.00	2.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	25,740							

REVIEW DATE 10/17/2025 BY TP Total Acres: 2.86 Total Land Value: 25,740 Market: 0 Agricultural: 0 Common: 25,740 PRINTED 11/19/2025 BY SYS