COMM NE COR OF SE1/4 OF NW1/4 RU
FOR POB, CONT S 210 FT, W 630 FT
E 629.99 FT TO POB.

DORE DONALD
446 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00346-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
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	07	07

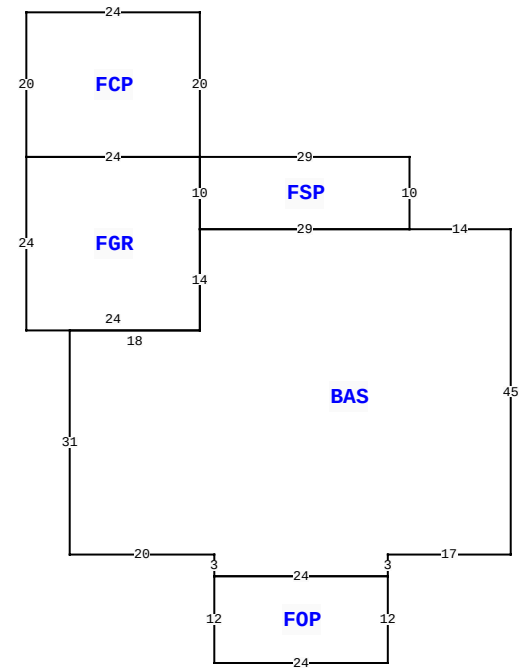
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,565	100		2,565	210,407
FCP	480	25		120	9,844
FGR	576	55		317	26,003
FOP	288	30		86	7,054
FSP	290	40		116	9,515
TOTALS	4,199			3,204	262,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,204	112.6752	126.20	404,345	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2565 HX Base Yr 2021



446 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,824
TOTAL MARKET OB/XF VALUE		24,904
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		332,728
SOH/AGL Deduction		53,118
ASSESSED VALUE		279,610
TOTAL EXEMPTION VALUE	HX HB 13	279,610
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		332,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053880	Electrical Servic		08/20/2025
38139	MAINT/ALTR	90	05/20/2019
12041	M H	125	01/14/1997
7425	SFR	64,000	07/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1410/2041	4/28/2020	WD	U	I	12	230,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DONALD DORE						
1375/1379	12/12/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W29 S10 E29$ W29 FGR= N10 FCP= N20 W24 S20 E24$ W24 S24 E24 N14$ S14 W18 S31 E20 S3 FOP= S12 E24 N12 W24$ E24 N3E17 N45$.

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	0021	BARN,FR AE	0	100	22	80	1,760.00	UT	7.50	7.50	100	0	0	3	100	13,200	
2	0166	CONC,PAVMT	0	100	0	0	632.00	UT	2.00	2.00	100	0	0	3	100	1,264	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,300	
9	0166	CONC,PAVMT	0	100	0	0	2,320.00	UT	2.00	2.00	100	2013	2013	3	100	4,640	

LAND DESCRIPTION

TOTAL OB/XF 24,904

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	3.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	45,000							

REVIEW DATE 08/27/2025 BY tommy Total Acres: 3.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/20/2025 BY SYS