BEG 1108.17 FT S OF NE COR OF SE
OF NW1/4, RUN S 210 FT, W 224 FT
210 FT, E 224 FT TO POB.

TURSON CINDY LOUISE
568 SW JAFUS AVE
LAKJE CITY, FL 32024

2026

12-4S-15-00346-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

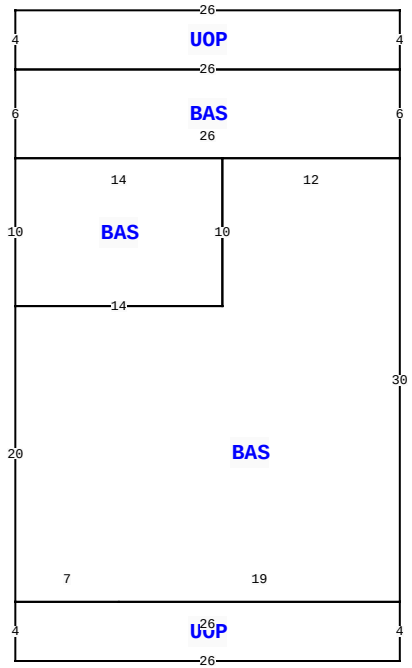
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	09	WALL UNIT 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	14,753
BAS	156	100		156	16,438
BAS	640	100		640	67,440
UOP	104	20		21	2,213
UOP	104	20		21	2,213
TOTALS	1,144			978	103,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	978	100.3600	112.40	109,927	1955	2020	0	0	0	6.25	93.75

1 SINGLE FAM 0% - 2022 Heated Area: 936 HX Base Yr



568 SW JAFUS 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	103,057
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	128,157
SOH/AGL Deduction	0
ASSESSED VALUE	128,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,157
TOTAL JUST VALUE	128,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043578	Roof Replacement	7,350	01/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/1648	6/30/2021	WD	Q	I	01	145,000
GRANTOR: DUNLAP GAIL MARIE						
GRANTEE: TURSON CINDY LOUISE						
1441/1646	6/30/2021	WD	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: DUNLOP GAIL MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S10 W14 S20 E7 E19 N30 $
BAS=[ORIG=-12,0] W14 S10 E14 N10 $
UOP=[ORIG=-26,30] S4 E26 N4 W26 $
BAS=[ORIG=0,0] W26 N6 E26 S6 $
UOP=[ORIG=0,-6] W26 N4 E26 S4 $
.

EXTRA FEATURES

L N	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	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2021		100	2,500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	20,000.00	20,000.00	21,600							

REVIEW DATE 02/06/2024 BY JB Total Acres: 1.08 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/20/2025 BY SYS