

COMM NE COR OF SE1/4 OF NW1/4,
RUN S 598.17 FT FOR POB, RUN
W 14 FT TO W R/W JAFFUS ALLEN

IGNATOWSKI ANNA LUCY
482 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00346-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	29,202
FSP	128	40		51	1,149
FSP	288	40		115	2,591
UOP	132	25		33	744
TOTALS	1,844			1,495	33,685

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.38

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,495	93.8790	56.33	84,213	1982	1982	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2011 Heated Area: 1296 HX Base Yr 2011													
482 SW JAFUS AVE, LAKE CITY													
BLD DATE: 04/07/2025 MLU													

TOTAL OB/XF													
4,500													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,685	
TOTAL MARKET OB/XF VALUE		4,500	
TOTAL LAND VALUE - MARKET		27,600	
TOTAL MARKET VALUE		65,785	
SOH/AGL Deduction		36,882	
ASSESSED VALUE		28,903	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		3,903	
TOTAL JUST VALUE		65,785	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1199/0414	7/27/2010	AG U	I	40	
GRANTOR: ROBERT E & SVETLANA S					
GRANTEE: ANNA LUCY IGNATOWSK					
0850/1179	11/02/1997	WD Q	V	01	
GRANTOR: JACK & MARION EXUM					
GRANTEE: RIBERT E & SVETLANA					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 S27 E29 FSP= S8 E16N8 W16\$ E19 N27 UOP= E3 N12 W11 S12 E8\$ W8 FSP= N12 W24 S12 E24\$ W24\$.									