LOT 5 VELMA PERRY S/D, EX 0.50 A
& EX 0.48 AC DESC ORB 1167-522.

BUCHANAN CLAYTON W
793 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00347-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

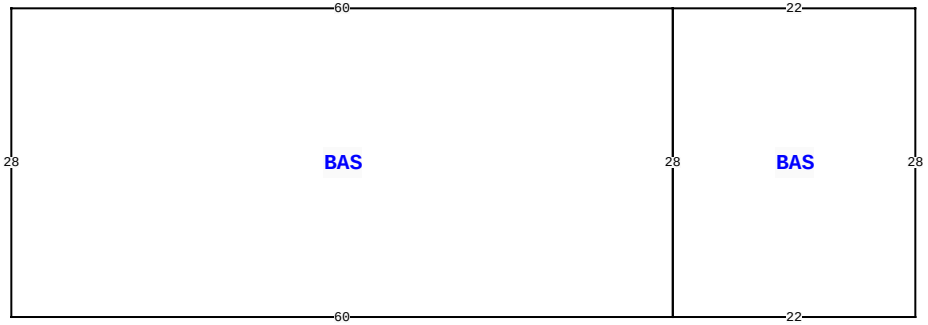
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	15,341
BAS	1,680	100		1,680	41,839
TOTALS	2,296			2,296	57,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,296	103.7700	62.26	142,949	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 2296 HX Base Yr 2017



793 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		57,180
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		107,980
SOH/AGL Deduction		40,555
ASSESSED VALUE		67,425
TOTAL EXEMPTION VALUE	HX HB	42,425
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,980

PRMT:1:1: PICCIONI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18226	REMODEL	60	05/01/2001
13503	M H	125	01/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/1743	12/09/2015	WD	U	I	12	38,000
GRANTOR: WELLS FARGO HOME MORT						
GRANTEE: CLAYTON W BUCHANAN						
1281/1849	3/19/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: WELLS FARGO HOME MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E60 BAS= E22 N28 W22 S28$ N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0060	CARPORT F	0	100	21	25	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 02/02/2024 BY KS Total Acres: 4.07 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS