LOT 6 VELMA PERRY S/D.
ORB 855-1790, 971-2159.

GOMEZ GUILLERMO/GOMEZ SONIA
813 SW JAFUS AVE
LAKE CITY, FL 32024-9337

2026

12-4S-15-00347-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

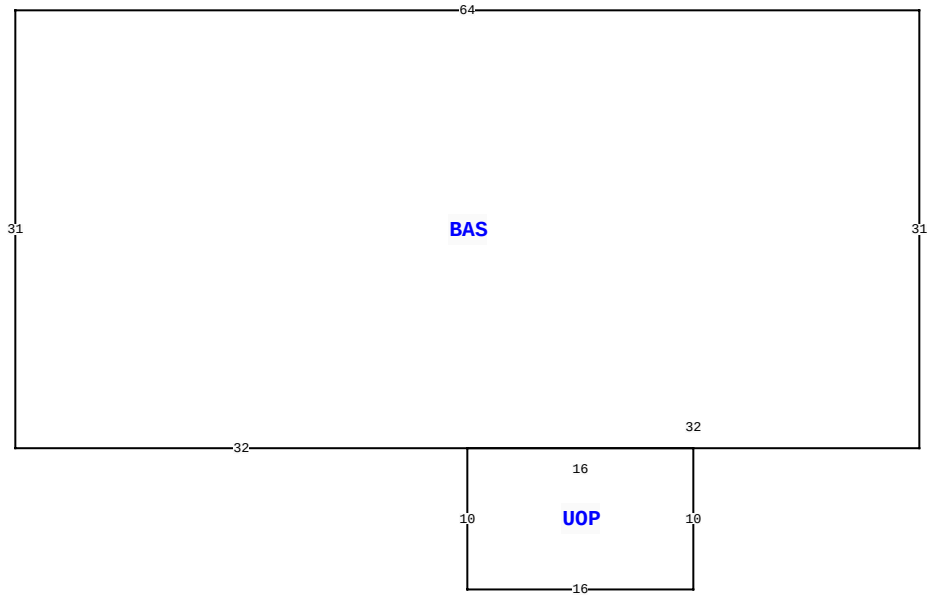
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,984	100		1,984	118,886
UOP	160	25		40	2,397
TOTALS	2,144			2,024	121,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,024	115.9000	108.95	220,515	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1984 HX Base Yr 2004



813 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		121,283
TOTAL MARKET OB/XF VALUE		16,650
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		187,933
SOH/AGL Deduction		101,957
ASSESSED VALUE		85,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,254
TOTAL JUST VALUE		187,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,933

LAND:2:1: 5.01 AC

PRMT:1:1: HACK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13794	M H	125	03/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0091/2159	1/03/2003	WD	Q	I		92,000
GRANTOR: DAVID & CONNIE HACK						
GRANTEE: GUILLERMO & SONIA G						
0855/1790	3/20/1998	WD	Q	V		25,500
GRANTOR: PERRY						
GRANTEE: HACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E32 UOP= S10 E16 N10 W16$ E32 N31$.

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	22	25	550.00	UT	5.00	5.00	100	2005	2005	3	100	2,750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
10	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

TOTAL OB/XF 16,650

LAND DESCRIPTION

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS