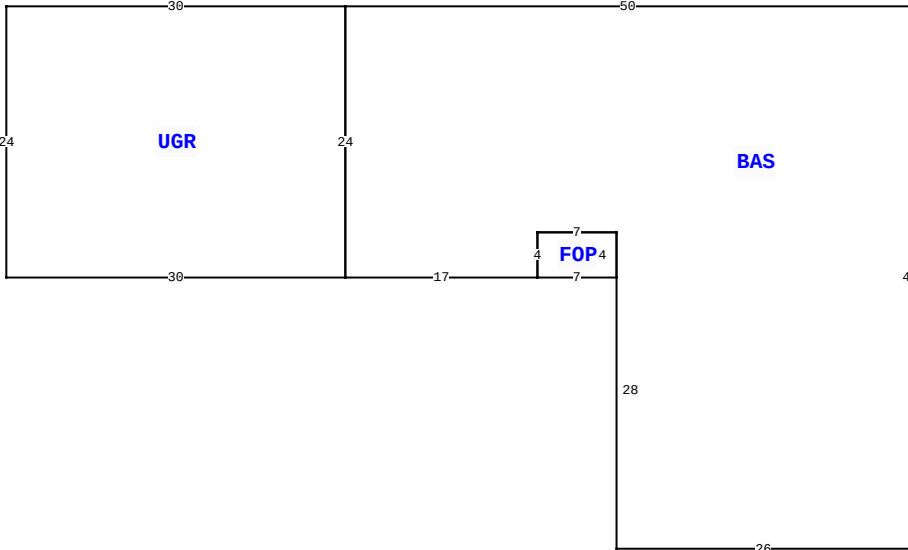


CARMICHAEL JAMES D/CARMICHAEL DENISE W
609 SW JAFUS AVE
LAKE CITY, FL 32024

12-4S-15-00348-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall		31	VINYL SID 100							0100	01	2,128	104.6640	117.22	249,444	1983	1983	0	0	0	35.00	65.00	VALUATION BY																								
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0														Heated Area: 1796								HX Base Yr								STANDARD							
Roof Cover		05	COMP SHNGL 100																					BUILDING MARKET VALUE								162,139															
Interior Wall		03	DRYWALL 100																					TOTAL MARKET OB/XF VALUE								32,397															
Interior Floo		14	CARPET 90																					TOTAL LAND VALUE - MARKET								33,300															
Interior Floo		08	SHT VINYL 10																					TOTAL MARKET VALUE								227,836															
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction								102,140															
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE								125,696															
Bedrooms			3 100																					TOTAL EXEMPTION VALUE								HX HB 50,722															
Bathrooms			2 100																					BASE TAXABLE VALUE								74,974															
Frame		01	NONE 100																					TOTAL JUST VALUE								227,836															
Stories		1.	1. 100																					NCON VALUE								0															
Architectual		05	CONV 100							INCOME VALUE																																					
Units			0 100							PREVIOUS YEAR MKT VALUE								228,136																													
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	1,796	100		1,796	136,843																																										
FOP	28	30		8	610																																										
UGR	720	45		324	24,686																																										
TOTALS		2,544			2,128	162,139	609 SW JAFUS AVE, LAKE CITY																																								
EXTRA FEATURES							BLD DATE										LGL DATE																														
							XF DATE										LAND DATE																														
							INC DATE										AG DATE																														
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	100	2,000																															
2	0280	POOL R/CON	0	100	16	32	512.00	UT	91.00	91.00	100	1983	1983	3	40	18,637																															
3	0166	CONC, PAVMT	0	100	28	30	840.00	UT	1.50	1.50	100	1993	1993	3	100	1,260																															
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																															
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																															
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200																															
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600																															
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024	90		5,400																															
LAND DESCRIPTION							TOTAL OB/XF										32,397																														
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	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	27,000																														
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.70	18,000.00	12,600.00	6,300																														
REVIEW DATE		03/26/2025		BY	TW		Total Acres: 2.00		Total Land Value: 33,300		Market: 0		Agricultural: 0		Common: 33,300		PRINTED 10/03/2025 BY SYS																														