

SW1/4 OF SW1/4 OF SE1/4 EX N 50.
SW COR OF SE1/4 OF SW1/4 OF SE1/
TO N R/W OF TOMPKINS RD FOR POB,

WALK CHARLES M/WALK ROBBIN C
993 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00348-003



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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			5000 IMPROVED AG		
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	1,938	100		1,938	164,567
FGR	460	55		253	21,484
FOP	100	30		30	2,547
FOP	380	30		114	9,680
FSP	630	40		252	21,399
FST	115	55		63	5,350
TOTALS			3,623	2,650	225,027

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.82	AC	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.82	AC	
4	0000	C	VAC RES	100			0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,650	116.6400	130.64	346,196	1985	1985	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1938 HX Base Yr													

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 1938. The plan includes several rooms and a basement, each labeled with its area in square feet (FSP, FGR, FST, FOP, BAS) and surrounded by dimensions. The layout is as follows:

- FSP (Family Room):** Located at the top left, measuring 30' x 30'. It is adjacent to a 21' wall on the left and a 14' wall on the right.
- FGR (Front Room):** Located below FSP, measuring 20' x 23'. It is adjacent to a 23' wall on the left and a 20' wall on the right.
- FST (Front Staircase):** Located between FGR and FOP, measuring 5' x 23'. It is adjacent to a 23' wall on the left and a 23' wall on the right.
- FOP (Front Office):** Located at the bottom left, measuring 38' x 10'. It is adjacent to a 10' wall on the left and a 10' wall on the right.
- BAS (Basement):** Located on the right side of the plan, measuring 37' x 47'. It is adjacent to a 37' wall on the top and a 47' wall on the right.

Additional dimensions and connections include:

- A 30' wall connecting FSP to the top edge of the plan.
- A 14' wall connecting FSP to the right edge of the plan.
- A 20' wall connecting FGR to the right edge of the plan.
- A 23' wall connecting FGR to the left edge of the plan.
- A 23' wall connecting FST to the left edge of the plan.
- A 23' wall connecting FST to the right edge of the plan.
- A 38' wall connecting FOP to the top edge of the plan.
- A 10' wall connecting FOP to the left edge of the plan.
- A 10' wall connecting FOP to the right edge of the plan.
- A 20' wall connecting FOP to the right edge of the plan.
- A 5' wall connecting FOP to the bottom edge of the plan.
- A 20' wall connecting FOP to the right edge of the plan.
- A 17' wall connecting the bottom edge of the plan to the right edge of the plan.

BLD DATE		LGL DATE	
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993 SW JAFUS AVE, LAKE CITY				XF DATE INC DATE						LAND DATE AG DATE		04/08/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000				
1.00	UT	0.00	0.00	100	2005	2005	3	100	700				
1.00	UT	0.00	0.00	100	2005	2005	3	100	2,800				
1.00	UT	0.00	0.00	100	2005	2005	3	100	300				
1.00	UT	3,000.00	3,000.00	100			3	100	3,000				
1.00	UT	0.00	0.00	100	2005	2005	3	100	400				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000				
1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400				

TOTAL OB/XF													
22,600													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.82	AC		1.00	1.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.82	AC		1.00	1.00
4	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						225,027					
TOTAL MARKET OB/XF VALUE						22,600					
TOTAL LAND VALUE - MARKET						159,970					
TOTAL MARKET VALUE						269,337					
SOH/AGL Deduction						100,433					
ASSESSED VALUE						168,904					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						118,182					
TOTAL JUST VALUE						407,597					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						407,897					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053696	Electrical Servic		07/29/2025
11884	M H	125	11/20/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W37 FSP= N7 W30 S21 E30 N14\$ S14 W13 FST= W5 FGR= W20 S23 FOP= S10 E38 N10 W38\$ E20 N23\$ S23 E5 N23\$ S23 E13 S5 FOP= S5 E20 N5 W20\$ E20 S5 E17 N47\$.											