SE1/4 OF SW1/4. EX 5 AC DESC IN EX 1.75 AC DESC IN ORB 1274-599 BRIM ST.

WILLIAMS KENNETH LAMAR JR/WILLIAMS ADRIENNE ELIZAB
1022 SW JAFUS AVE
LAKE CITY, FL 32024

2025

12-4S-15-00351-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

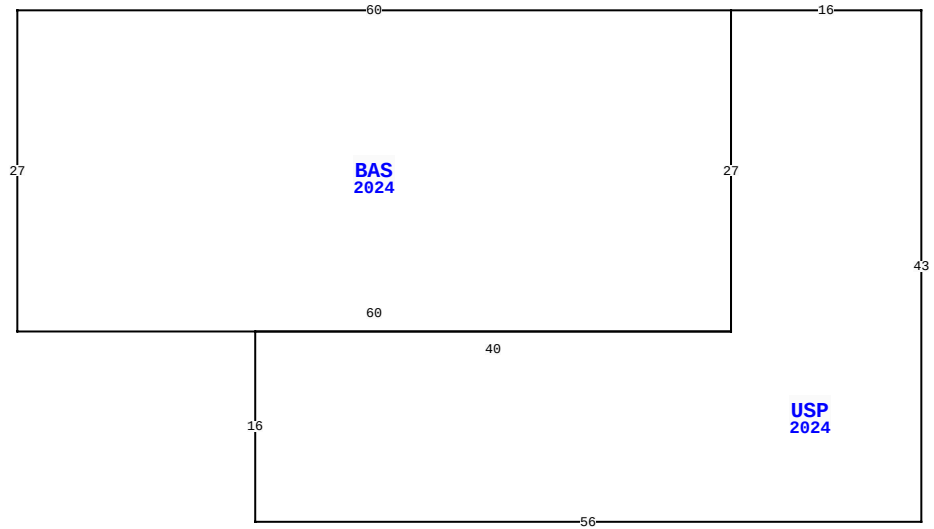
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	1,620	100	2024	1,620	42,412
USP	1,328	35	2024	465	12,174
TOTALS	2,948			2,085	54,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	2,085	119.0000	65.45	136,463	1989	1989	0	0	0	60.00	40.00

2 MH/NOTITLE – 100% - 2024 Heated Area: 1620 HX Base Yr 2024



1022 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,585
TOTAL MARKET OB/XF VALUE		17,160
TOTAL LAND VALUE - MARKET		144,270
TOTAL MARKET VALUE		148,765
SOH/AGL Deduction		11,013
ASSESSED VALUE		137,752
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,030
TOTAL JUST VALUE		216,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049539	Mobile Home		04/01/2024
32344	M H	411	09/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/2065	3/20/2023	WD	U	I	11	0
GRANTOR: WILLIAMS WANDA J						
GRANTEE: WILLIAMS KENNETH LA						
1486/198	3/09/2023	WD	U	I	11	100
GRANTOR: WILLIAMS WANDA J						
GRANTEE: WILLIAMS KENNETH LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,20] S27 E60 N27 W60 $
USP=[YR=2024;ORIG=90,47] S16 E56 N43 W16 S27 W40 $
.

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	0020	BARN,FR	0	100	28	28	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	12	30	360.00	UT	6.00	6.00	100	2014	2014	3	100	2,160	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,160

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	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	9.61	AC		1.00	1.00	1.00	7,000.00	7,000.00	67,270							
3	6200	A	PASTURE 3	0					10.00	AC		1.00	1.00	1.00	275.00	275.00	2,750							
4	9910	M	MKT.VAL.AG	0					10.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,000							

REVIEW DATE 04/24/2024 BY JB Total Acres: 20.61 Total Land Value: 77,020 Market: 70,000 Agricultural: 2,750 Common: 74,270 PRINTED 05/15/2025 BY SYS