NW1/4 OF SE1/4 & SE1/4 OF SW1/4 & NE1/4 OF SW1/4 OF SW1/4. ORB 428-297,

GREEN DAVID RILEY ESTATE
949 SW MARCIS TER, C/O LORI BERRY
LAKE CITY, FL 32024

2026

13-4S-15-00355-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05

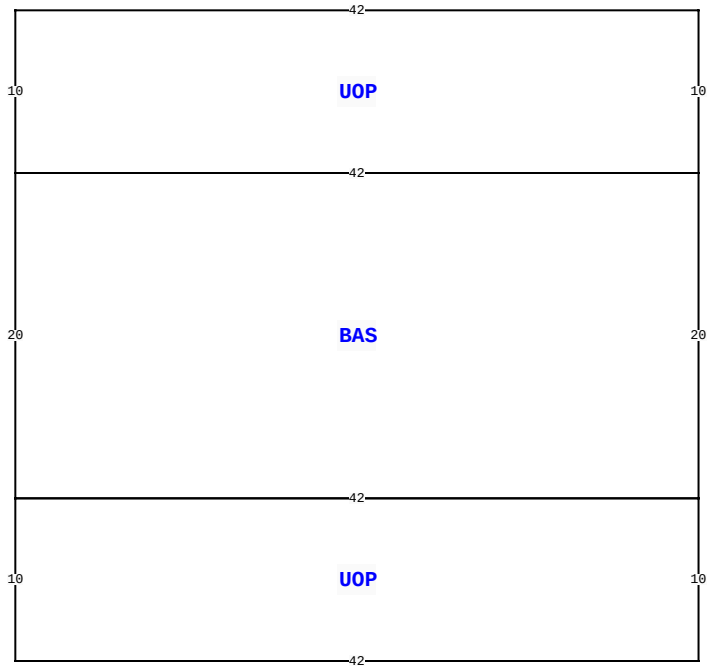
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	65,500
UOP	420	20		84	6,550
UOP	420	20		84	6,550
TOTALS	1,680			1,008	78,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,008	87.0272	97.47	98,250	2009	2009	0	0	0	20.00	80.00

3 SINGLE FAM 100% - 2008 Heated Area: 840 HX Base Yr 2008



1811 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,600
TOTAL MARKET OB/XF VALUE		11,506
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		121,376
SOH/AGL Deduction		49,542
ASSESSED VALUE		71,834
TOTAL EXEMPTION VALUE	HX HB WX	51,834
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		540,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27228	SFR	834	07/31/2008

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N20 UOP= N10 W42 S10 E42$ W42 S20 E42$ UOP= W42 S10 E42 N10$.

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	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	60	2007	2007	3	60	2,074	
2	0252	LEAN-TO W/	0	100	14	24	336.00	UT	2.00	2.00	100	2007	2007	3	100	672	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	8	32	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
5	0040	BARN,POLE	0	100	18	20	360.00	UT	3.50	3.50	100	2016	2016	3	100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 11,506

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	5,000.00	5,000.00	5,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	370.00	370.00	5,550							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	74.00	AC		1.00	1.00	1.00	280.00	280.00	20,720							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	89.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	445,000							

REVIEW DATE 12/03/2024 BY JB Total Acres: 90.00 Total Land Value: 31,270 Market: 445,000 Agricultural: 26,270 Common: 5,000 PRINTED 11/06/2025 BY SYS