

COMM NW COR OF NE1/4 OF NW1/4, S
E 1343.80 FT FOR POB, N 719.68 F
N 67 DEG E 813.17 FT, S 1067.84

JULIAO RAFAEL H III/JULIAO INGRID D
295 NW COMMONS LP STE 115-255
LAKE CITY, FL 32055

2025

31-4S-18-10518-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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	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	5000IMPROVED AG	
MAP NUM		04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	28,086
USP	160	35		56	1,638
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.47	AC	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.47	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,016	121.9000	73.14	74,310	1987	1987	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2006 Heated Area: 960 HX Base Yr 2006													
1425 SE HIGH FALLS RD, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		29,724	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		74,256	
TOTAL MARKET VALUE		48,563	
SOH/AGL Deduction		25,621	
ASSESSED VALUE		22,942	
TOTAL EXEMPTION VALUE		22,942	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		111,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23680	M H	0	09/30/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1112/0629	2/23/2007	WD	Q	V	04
GRANTOR: J L DICKS					
GRANTEE: RAFAEL H III & INGR					
1058/1090	10/01/2003	WD	Q	V	01
GRANTOR: RAFAEL H JULIAO IV					
GRANTEE: RAFAEL H JULIAO III					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S24 E8 USP= S10 E16 N10 W16\$ E32 N24\$.											