

COMM NE COR, RUN S 1071.20 FT FO
342.53 FT, W 640.65 FT, N 342.58
67 FT TO POB. (AKA LOT 8-B MAGNO

FRASCELLO JOHN/FRASCELLO JANET
347 SW JODI CT
LAKE CITY, FL 32024

2025

36-4S-15-00414-218



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units	0	100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100		2,124	308,211
FGR	504	55		277	40,195
FOP	178	30		53	7,691
FSP	290	40		116	16,832
FUS	556	100		556	80,680

TOTALS	3,652			3,126	453,610
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0200	GARAGE F	0 100	30	50	1,500.00	UT	18.00	
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	
3	0166	CONC, PAVMT	0 100	0	0	1,682.00	UT	2.00	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	
7	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
8	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.03

REVIEW DATE 01/06/2025 BY TP

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,126	132.2013	148.07	462,867	2016	2022	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2680 HX Base Yr 2025											

347 SW JODI CT, LAKE CITY	BLD DATE	LGL DATE	05/09/2024	MLU
	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	0200	GARAGE F	0 100	30	50	1,500.00	UT	18.00	18.00	100	2013	2013	3	100	27,000	
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	0166	CONC, PAVMT	0 100	0	0	1,682.00	UT	2.00	2.00	100	2016	2016	3	100	3,364	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
7	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
8	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		95	5,700	

TOTAL OB/XF										39,814									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,300		

Total Acres: 5.03 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1 3									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 3 Tax Dist:									
BUILDING MARKET VALUE										453,610									
TOTAL MARKET OB/XF VALUE										39,814									
TOTAL LAND VALUE - MARKET										50,300									
TOTAL MARKET VALUE										543,724									
SOH/AGL Deduction										181,297									
ASSESSED VALUE										362,427									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										311,705									
TOTAL JUST VALUE										543,724									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										486,760									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33780	SFR	1,027	02/22/2016
30239	GARAGE	265	06/21/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/1995	8/13/2024	WD	Q	I	01	715,000	
GRANTOR: KUHN WILLIAM G							
GRANTEE: FRASCELLO JOHN							
/	8/10/2006	WD	Q	V	04	100	
GRANTOR: DEAS-BULLARD							
GRANTEE: CONFIDENTIAL							

BUILDING NOTES									
BAS=[ORIG=0,0] W22 S25 E1 S10 E7 S1 E7 E7 S2 E16 N2 E13 N24 E21 N12 W24 N2 W11 S2 W15 \$									
FUS=[ORIG=0,-30] N16 W12 S6 W16 N6 W12 S16 E16 S1 E12 N1 E12 \$									
FGR=[ORIG=50,0] N21 W24 S21 E24 \$									
FSP=[ORIG=26,-2] N10 W26 S12 E15 N2 E11 \$									
FOP=[ORIG=-7,36] S7 E30 N7 W7 S2 W16 N2 W7 \$									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W22 S25 E1 S10 E7 S1 E7 E7 S2 E16 N2 E13 N24 E21 N12 W24 N2 W11 S2 W15 \$									
FUS=[ORIG=0,-30] N16 W12 S6 W16 N6 W12 S16 E16 S1 E12 N1 E12 \$									
FGR=[ORIG=50,0] N21 W24 S21 E24 \$									
FSP=[ORIG=26,-2] N10 W26 S12 E15 N2 E11 \$									
FOP=[ORIG=-7,36] S7 E30 N7 W7 S2 W16 N2 W7 \$									

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