W DIV: LOT 3 BLOCK 2 COLUMBIA
PARK S/D. DC 1273-781, PB 1273
-1485, WD 1278-576 THRU 578,

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

2027

00-00-00-12291-000

BUILDING CHARACTERISTICS

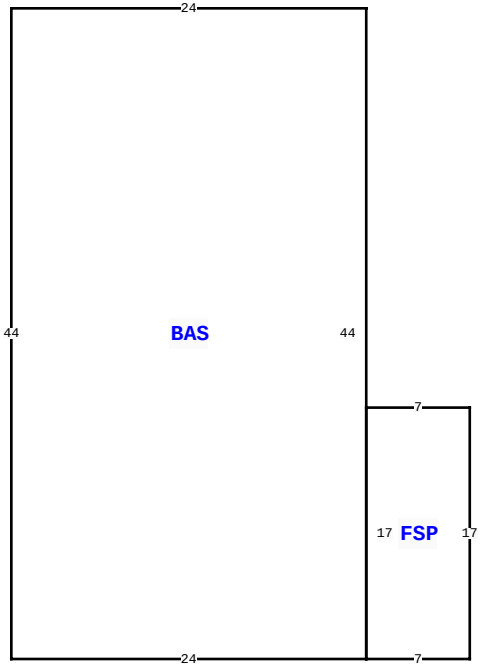
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	72,394
FSP	119	40		48	3,291
TOTALS	1,175			1,104	75,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,104	95.8800	105.47	116,439	1939	1939	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1056 HX Base Yr



311 NW STADIUM TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0200	GARAGE F	0	0	18	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,685
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	10,672
TOTAL MARKET VALUE	88,257
SOH/AGL Deduction	0
ASSESSED VALUE	88,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,257
TOTAL JUST VALUE	88,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3450	ADDN SFR	0	10/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/1587	11/08/2016	WD	Q	I	01	50,000
GRANTOR: ADVANTA IRA TRUST, LL						
GRANTEE: RAFAEL H III & INGR						
1278/0576	7/22/2014	WD	U	I	16	36,000
GRANTOR: REBECCA LYNN DAVIS						
GRANTEE: ADVANTA IRA TRUST,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S44 E24 FSP= E7 N17W7 S17$ N44$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0100	C	SFR	0		*RSF-3	0.00	0.00	7,115.00	SF		1.00	1.00	1.00	1.50	1.50	10,672							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.16 Total Land Value: 10,672 Market: 0 Agricultural: 0 Common: 10,672 PRINTED 11/17/2026 BY SYS