S DIV: LOT 1 BLOCK E KRIPNERS S/
395-228, 677-624, WD 1072-2594,
QC 1331-2335, WD 1425-1761

FOCUS 46, LLC
634 15TH AVE S
JACKSONVILLE, FL 32250-4925

2027

00-00-00-14200-000

BUILDING CHARACTERISTICS

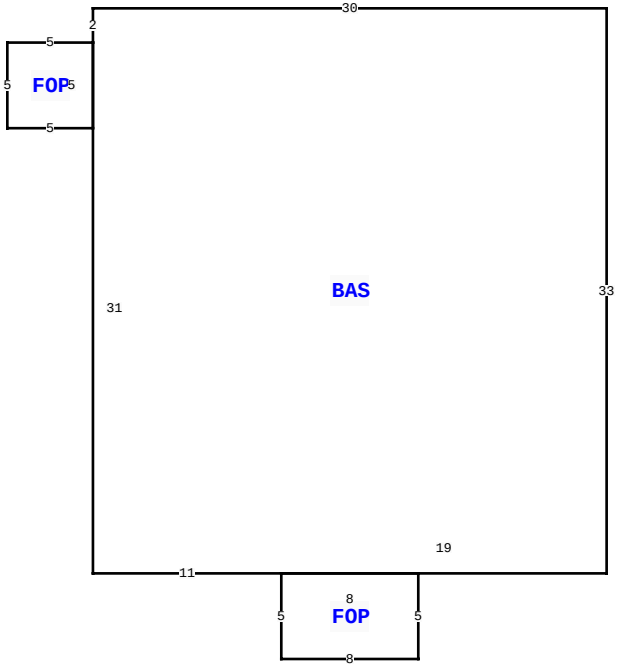
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	92,093
FOP	25	30		8	744
FOP	40	30		12	1,116
TOTALS	1,055			1,010	93,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,010	112.7520	124.03	125,270	1960	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2021 Heated Area: 990 HX Base Yr



583 SE CHURCH AVE, 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	0	0	3	100	800	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	100.00	100.00	100	2021	2020		100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	93,952
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	11,375
TOTAL MARKET VALUE	106,427
SOH/AGL Deduction	0
ASSESSED VALUE	106,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,427
TOTAL JUST VALUE	106,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,132

SALE:1:1: LOT 1 BLK E KRIPPNERS S/D.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
471	DEMOLISH	0	05/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1761	11/14/2020	WD	Q	I	01	88,500
GRANTOR: RIGSBY JAMES W						
GRANTEE: FOCUS 46, LLC						
1331/2335	2/28/2017	QC	U	I	11	100
GRANTOR: JEFFREY N JEROME						
GRANTEE: JAMES W RIGSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30S2FOP= W5S5 E5 N5$ S31 E11 FOP= S5 E8 N5 W8$ E19
N33$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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-1	50.00	130.00	6,500.00	SF		1.00	1.00	1.40	1.25	1.75	11,375							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.15 Total Land Value: 11,375 Market: 0 Agricultural: 0 Common: 11,375 PRINTED 11/17/2026 BY SYS