SE1/4 OF NE1/4 OF NW1/4 EX N
63.94 FT & E 63.94 FT OF SW1/4
OF NE1/4 OF NW1/4 EX N 63.94 FT.

NEVERS THOMAS/NEVERS SUZANNE R
288 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00346-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

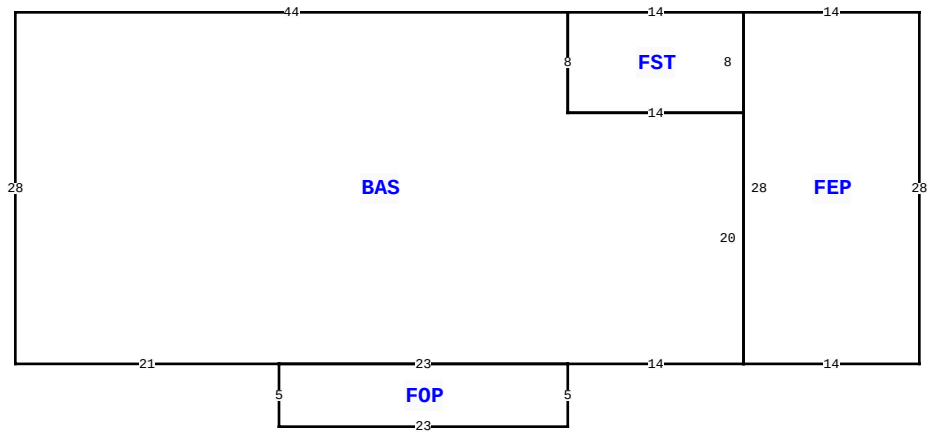
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	122,998
FEP	392	80		314	25,543
FOP	115	30		34	2,766
FST	112	55		62	5,043
TOTALS	2,131			1,922	156,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	111.7440	125.15	240,538	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1512 HX Base Yr 2005



288 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,350
TOTAL MARKET OB/XF VALUE		8,685
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		260,035
SOH/AGL Deduction		129,161
ASSESSED VALUE		130,874
TOTAL EXEMPTION VALUE	HX HB VX SX	106,411
BASE TAXABLE VALUE		24,463
TOTAL JUST VALUE		260,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19510	M H	125	05/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/1769	4/26/2004	WD	Q	I		135,200

GRANTOR: REBECCA ANN & JAMES G

GRANTEE: THOMAS & SUZANNE NE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E21 FOP= S5 E23N5 W23$ E23 E14 FEP= E14 N28 W14 S28$ N20 FST= N8 W14 S8 E14$ W14 N8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1971	1971	3	100	750	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0060	CARPORT F	0	100	27	60	1,620.00	UT	3.50	3.50	50	2013	2013	3	50	2,835	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,685

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 02/06/2024 BY KS Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 06/09/2026 BY SYS