

COMM NE COR OF SE1/4 OF NW1/4 RU
FOR POB, CONT S 210 FT, W 630 FT
E 629.99 FT TO POB.

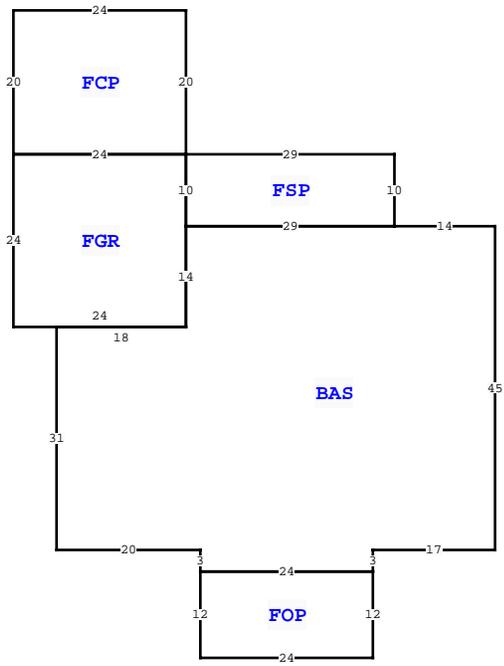
DORE DONALD
446 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00346-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 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	3 100
Bathrooms	2.5 100
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	07 07
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	2,565 100
FCP	480 25
FGR	576 55
FOP	288 30
FSP	290 40
TOTALS	4,199 3,204 262,824

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		404,345	1993	1993	0	0	35.00	65.00
				Heated Area: 2565			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		262,824	
TOTAL MARKET OB/XF VALUE		24,904	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		332,728	
SOH/AGL Deduction		53,932	
ASSESSED VALUE		278,796	
TOTAL EXEMPTION VALUE		HX HB 13 278,796	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		332,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053880	Electrical Servic		08/20/2025
38139	MAINT/ALTR	90	05/20/2019
12041	M H	125	01/14/1997
7425	SFR	64,000	07/29/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2041	4/28/2020	WD	U	I	12	230,000

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: DONALD DORE
1375/1379 12/12/2018 CT U I 18 0
GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL NATIONAL MO

EXTRA FEATURES																
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	0021	BARN,FR AE	0 100	22	80	1,760.00	UT	7.50	7.50	100	0	0	3	100	13,200	
2	0166	CONC,PAVMT	0 100	0	0	632.00	UT	2.00	2.00	100	0	0	3	100	1,264	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
5	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,300	
9	0166	CONC,PAVMT	0 100	0	0	2,320.00	UT	2.00	2.00	100	2013	2013	3	100	4,640	

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

BUILDING NOTES	
446 SW JAFUS AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W14 FSP= N10 W29 S10 E29\$ W29 FGR= N10 FCP= N20 W24 S20 E24\$ W24 S24 E24 N14\$ S14 W18 S31 E20 S3 FOP= S12 E24 N12 W24\$ E24 N3E17 N45\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	45,000							