COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT S 210 FT, W 224 FT
420 FT, N 420 FT, E 644 FT TO PO

MARTINEZ MICHAEL/DALTON NICOLE
520 SW JAFUS AVE
LAKE CITY, FL 32024

2027

12-4S-15-00346-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

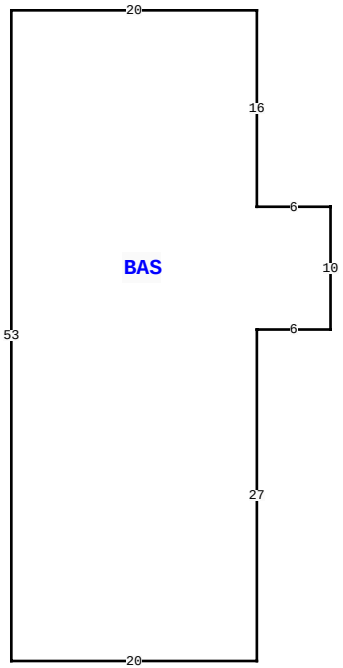
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	155,078
TOTALS	1,120			1,120	155,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	132.5000	145.75	163,240	1970	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1120 HX Base Yr 2022



520 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	100	20	30	600.00	UT	1.50	1.50	70	0	0	3	70	630	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2021		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,078
TOTAL MARKET OB/XF VALUE		1,630
TOTAL LAND VALUE - MARKET		61,440
TOTAL MARKET VALUE		218,148
SOH/AGL Deduction		31,103
ASSESSED VALUE		187,045
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,634
TOTAL JUST VALUE		218,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041472	Electrical Servic	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1065	9/24/2021	WD	Q	I	01	227,000
GRANTOR: DUNLAP ALBERT JR						
GRANTEE: MARTINEZ MICHAEL						
1395/0194	9/24/2019	QC	U	I	11	80,000
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: ALBERT DUNLAP JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S53 E20 N27 E6 N10 W6 N16$.

LAND DESCRIPTION

TOTAL OB/XF 1,630

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	5.12	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,440							

REVIEW DATE 02/06/2024 BY KS Total Acres: 5.12 Total Land Value: 61,440 Market: 0 Agricultural: 0 Common: 61,440 PRINTED 11/17/2026 BY SYS