COMM NE COR OF SE1/4 OF NW1/4,
RUN S 598.17 FT FOR POB, RUN
W 14 FT TO W R/W JAFFUS ALLEN

IGNATOWSKI ANNA LUCY
482 SW JAFUS AVE
LAKE CITY, FL 32024

2027

12-4S-15-00346-009

BUILDING CHARACTERISTICS

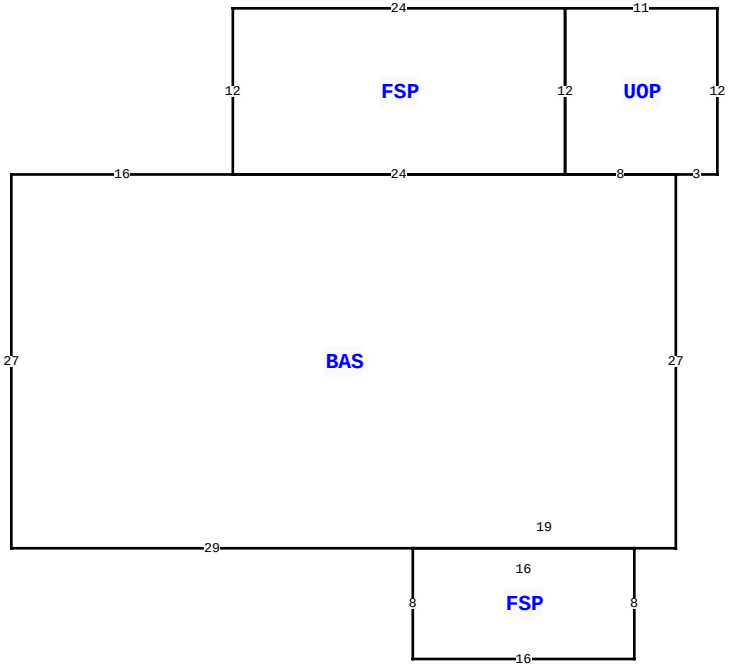
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,296	100		1,296	29,202
FSP	128	40		51	1,149
FSP	288	40		115	2,591
UOP	132	25		33	744
TOTALS	1,844			1,495	33,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,495	93.8790	56.33	84,213	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1296 HX Base Yr 2011



482 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,685
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	31,740
TOTAL MARKET VALUE	69,925
SOH/AGL Deduction	40,241
ASSESSED VALUE	29,684
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	4,684
TOTAL JUST VALUE	69,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/0414	7/27/2010	AG	U	I	40	60,000
GRANTOR: ROBERT E & SVETLANA S						
GRANTEE: ANNA LUCY IGNATOWSK						
0850/1179	11/02/1997	WD	Q	V	01	2,500
GRANTOR: JACK & MARION EXUM						
GRANTEE: RIBERT E & SVETLANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S27 E29 FSP= S8 E16N8 W16$ E19 N27 UOP= E3 N12 W11 S12 E8$ W8 FSP= N12 W24 S12 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.38	AC		1.00	1.00	1.00	23,000.00	23,000.00	31,740							

REVIEW DATE 02/06/2024 BY JB Total Acres: 1.38 Total Land Value: 31,740 Market: 0 Agricultural: 0 Common: 31,740 PRINTED 11/17/2026 BY SYS