COMM NW COR OF NE1/4, RUN S 50
FT, E 31.25 FT, S 1152.57 FT
FOR POB, CONT S ALONG E R/W

GRANOFF DIANE M
331 SW JAFUS AVE
LAKE CITY, FL 32024

2027

12-4S-15-00347-013

BUILDING CHARACTERISTICS

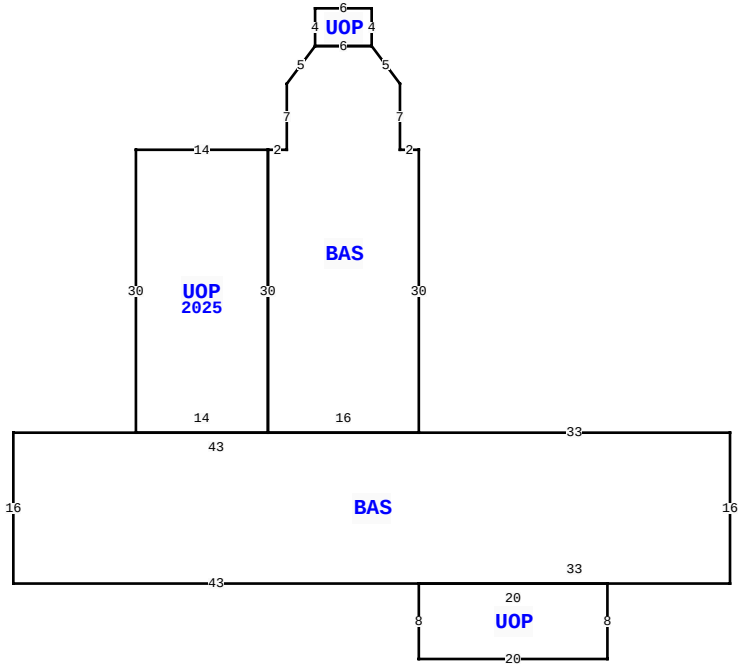
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	600	100		600	16,978
BAS	1,216	100		1,216	34,408
UOP	24	25		6	170
UOP	160	25		40	1,132
UOP	420	25	2025	105	2,971
TOTALS	2,420			1,967	55,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,967	117.9000	70.74	139,146	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1816 HX Base Yr 1997



331 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,658
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	86,640
TOTAL MARKET VALUE	79,058
SOH/AGL Deduction	36,507
ASSESSED VALUE	42,551
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	17,551
TOTAL JUST VALUE	151,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,498

SALE:1:1: FOR 12.12 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30461	MAINT/ALTR	30	09/13/2012
15215	M H	125	03/15/1999
15255	M H	125	03/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0872/2399	12/21/1998	QC	Q	I	01	100
GRANTOR: MCKINLEY H BALKCOM						
GRANTEE: DIANE MARY BALKCOM						
0835/1355	5/25/1996	CD	Q	V		36,200
GRANTOR: LEE R & VELMA C PERRY						
GRANTEE: MCKINLEY HARRELL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 W43 S16 E43 E33 N16 $
BAS=[ORIG=-33,0] N30 W2 N7 U4L3 W6 D4L3 S7 W2 S30 E16 $
UOP=[ORIG=-33,16] S8 E20 N8 W20 $
UOP=[ORIG=-38,-41] N4 W6 S4 E6 $
UOP=[YR=2025;ORIG=-63,-30] E14 S30 W14 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	9,500.00	9,500.00	10,640							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 02/06/2024 BY KS Total Acres: 9.12 Total Land Value: 14,200 Market: 76,000 Agricultural: 3,560 Common: 10,640 PRINTED 11/17/2026 BY SYS