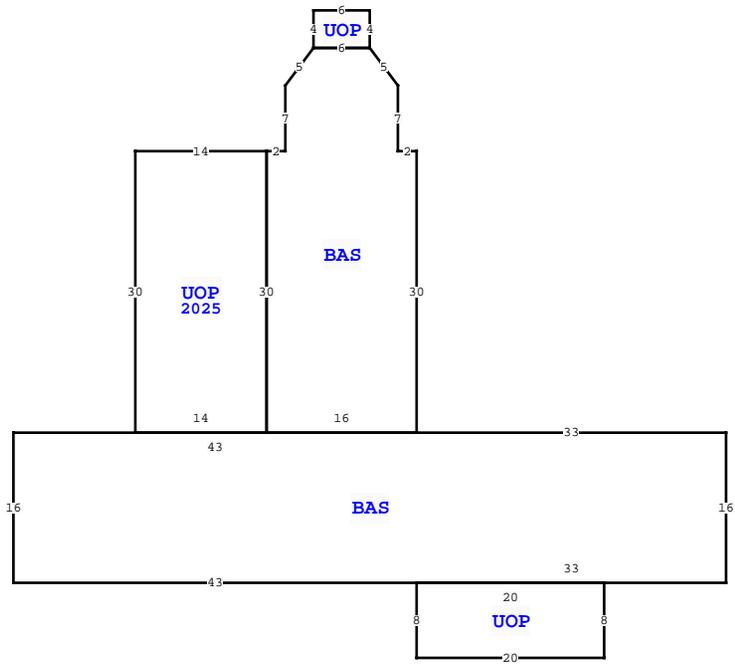


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	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	17,827
BAS	1,216	100		1,216	36,130
UOP	24	25		6	178
UOP	160	25		40	1,188
UOP	420	25	2025	105	3,120
TOTALS	2,420			1,967	58,444

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100% - 1997		74.28	146,109	1996	1996	0	0	60.00	40.00	
					Heated Area: 1816							HX Base Yr 1997



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		58,444	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		86,640	
TOTAL MARKET VALUE		81,844	
SOH/AGL Deduction		40,429	
ASSESSED VALUE		41,415	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		16,415	
TOTAL JUST VALUE		154,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,938	
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 &						

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,500	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	300	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF												
331 SW JAFUS AVE, LAKE CITY												
9,200												

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

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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							