BEG NW COR OF NW1/4 OF SE1/4, RU
S 270 FT, W 322.67 FT TO W LINE
NW1/4 OF SE1/4, RUN N 270 FT TO

CARMICHAEL JAMES D/CARMICHAEL DENISE W
609 SW JAFUS AVE
LAKE CITY, FL 32024

2027

12-4S-15-00348-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
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

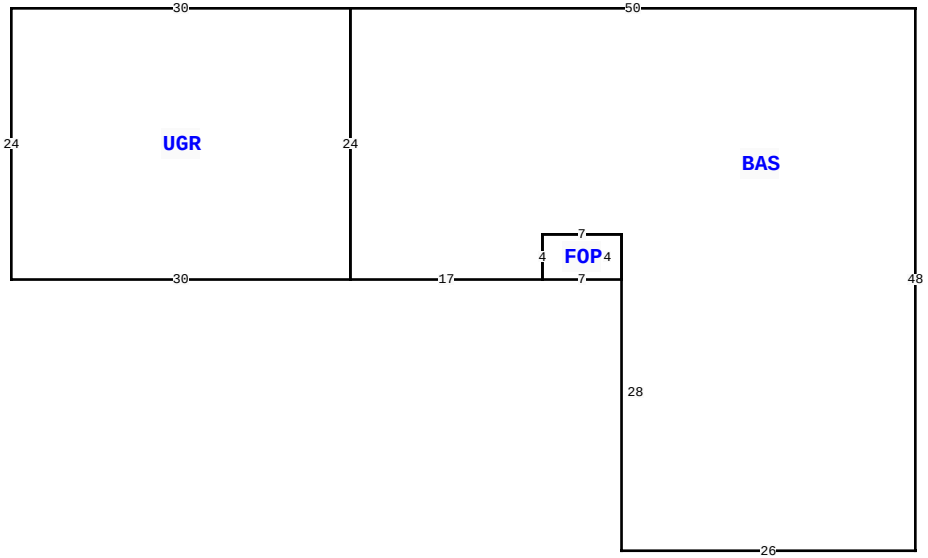
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100		1,796	134,402
FOP	28	30		8	599
UGR	720	45		324	24,246
TOTALS	2,544			2,128	159,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	104.6640	115.13	244,997	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1796 HX Base Yr



609 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	100	2,000	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	91.00	91.00	100	1983	1983	3	40	18,637	
3	0166	CONC,PAVMT	0	100	28	30	840.00	UT	1.50	1.50	100	1993	1993	3	100	1,260	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,248
TOTAL MARKET OB/XF VALUE		32,397
TOTAL LAND VALUE - MARKET		37,700
TOTAL MARKET VALUE		229,345
SOH/AGL Deduction		100,255
ASSESSED VALUE		129,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,679
TOTAL JUST VALUE		229,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050767	Generator	0	09/09/2024
000043333	Mobile Home		12/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1177/1962	7/23/2009	QC	U	V	11	100

GRANTOR: DENISE W CARMICHAEL

GRANTEE: JAMES D & DENISE W

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UGR= W30 S24 E30 N24$ S24 E17 FOP= E7 N4 W7 S4$ N4 E7 S28 E26 N48$.

LAND DESCRIPTION

TOTAL OB/XF 32,397

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	1.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	30,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.70	22,000.00	15,400.00	7,700							

REVIEW DATE 03/24/2026 BY robin Total Acres: 2.00 Total Land Value: 37,700 Market: 0 Agricultural: 0 Common: 37,700 PRINTED 11/17/2026 BY SYS