

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

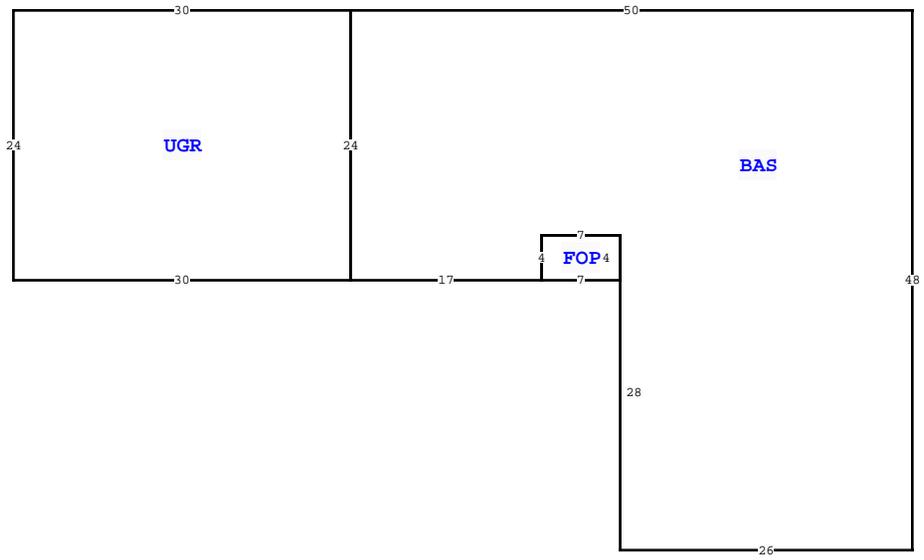
CARMICHAEL JAMES D/CARMICHAEL DENISE W
609 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00348-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Frame	01	NONE	100
Stories	1.1	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
BAS	1,796	100	
FOP	28	30	
UGR	720	45	
TOTALS	2,544		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								
			Heated Area: 1796			HX Base Yr					



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		165,043	
TOTAL MARKET OB/XF VALUE		32,397	
TOTAL LAND VALUE - MARKET		37,700	
TOTAL MARKET VALUE		235,140	
SOH/AGL Deduction		109,810	
ASSESSED VALUE		125,330	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		73,919	
TOTAL JUST VALUE		235,140	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,136	

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1983
2	0280	POOL R/CON	0	100	16	32	512.00	UT	91.00	100	1983
3	0166	CONC,PAVMT	0	100	28	30	840.00	UT	1.50	100	1993
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	2016
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2025

TOTAL OB/XF												32,397												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 2.00 Total Land Value: 37,700 Market: 0 Agricultural: 0 Common: 37,700 PRINTED 05/08/2026 BY SYS																								
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