NW1/4 OF SW1/4 OF SE1/4 & N 50.5 OF SW1/4 OF SE1/4, ALSO COMM AT OF SE1/4 OF SW1/4 OF SE1/4 RUN N

NARDI LAWRENCE M/NARDI AUTUMN M
897 SW JAFUS AVE
LAKE CITY, FL 32024

2027

12-4S-15-00348-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
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

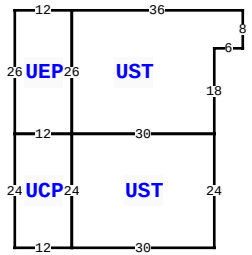
NEIGHBORHOOD/LOC 12415.00 1.00/

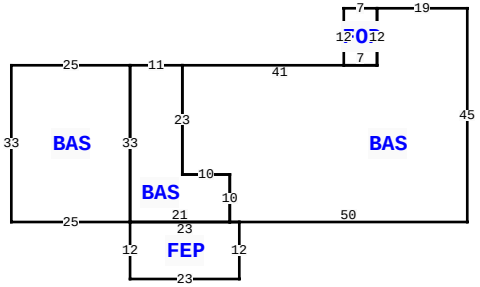
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	463	100		463	36,638
BAS	825	100		825	65,283
BAS	2,108	100		2,108	166,808
FEP	276	80		221	17,488
FOP	84	30		25	1,979
UCP	288	20		58	4,590
UEP	312	60		187	14,797
UST	720	45		324	25,639
UST	828	45		373	29,516
TOTALS	5,904			4,584	362,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,584	110.6750	121.74	558,056	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 3396 HX Base Yr 2019





897 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		362,736
TOTAL MARKET OB/XF VALUE		12,500
TOTAL LAND VALUE - MARKET		180,880
TOTAL MARKET VALUE		556,116
SOH/AGL Deduction		222,900
ASSESSED VALUE		333,216
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,805
TOTAL JUST VALUE		556,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1899	7/02/2018	WD	U	I	11	100
GRANTOR: FLORA CONNER WINGARD						
GRANTEE: LAWRENCE M & AUTUMN						
1363/2424	7/02/2018	WD	Q	I	01	304,500
GRANTOR: FLORA CONNER WINGARD						
GRANTEE: LAWRENCE M & AUTUMN						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W19 S12 W41 S23 E10 S10 E50 N45 $
UST=[ORIG=0,-54] N18 E6 N8 W36 S26 E30 $
BAS=[ORIG=-71,12] W25 S33 E25 N33 $
UST=[ORIG=0,-30] N24 W30 S24 E30 $
BAS=[ORIG=-60,12] W11 S33 E21 N10 W10 N23 $
UEP=[ORIG=-30,-80] W12 S26 E12 N26 $
UCP=[ORIG=-30,-54] W12 S24 E12 N24 $
FEP=[ORIG=-71,45] S12 E23 N12 W23 $
FOP=[ORIG=-19,0] W7 S12 E7 N12 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	21.61	AC		1.00	1.00	1.00	8,000.00	8,000.00	172,880							

REVIEW DATE 02/02/2024 BY KS Total Acres: 22.61 Total Land Value: 180,880 Market: 0 Agricultural: 0 Common: 180,880 PRINTED 11/17/2026 BY SYS