SW1/4 OF SW1/4 OF SE1/4 EX N 50.
SW COR OF SE1/4 OF SW1/4 OF SE1/
TO N R/W OF TOMPKINS RD FOR POB,

WALK CHARLES M/WALK ROBBIN C
993 SW JAFUS AVE
LAKE CITY, FL 32024

2027

12-4S-15-00348-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	06	VINYL ASB 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	5000	IMPROVED AG

MAP NUM | MKT AREA 01

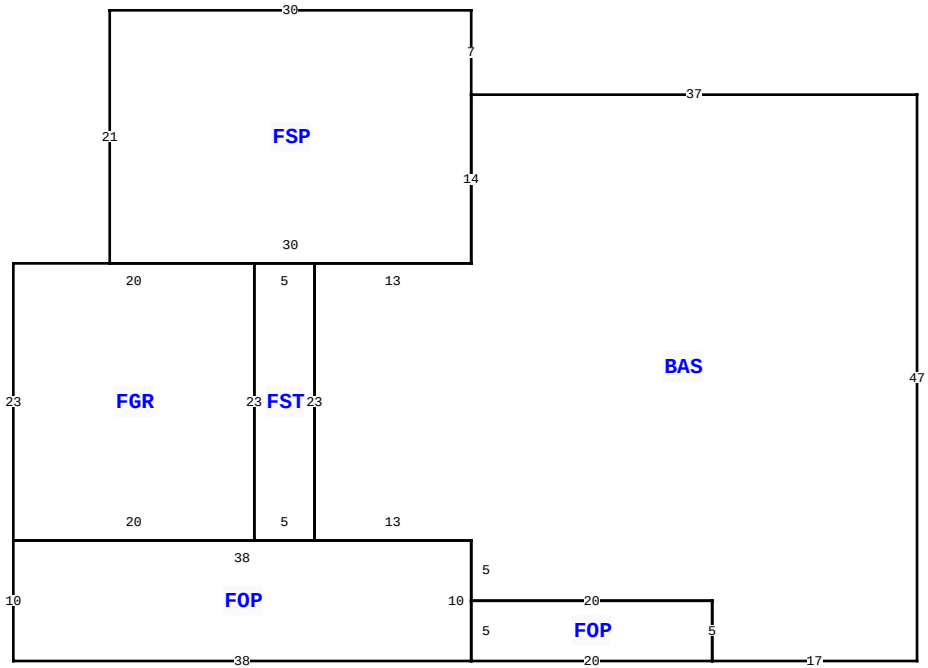
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100		1,938	161,619
FGR	460	55		253	21,099
FOP	100	30		30	2,502
FOP	380	30		114	9,507
FSP	630	40		252	21,016
FST	115	55		63	5,254
TOTALS	3,623			2,650	220,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,650	116.6400	128.30	339,995	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1938 HX Base Yr



993 SW JAFUS AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/08/2025 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	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
9	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	220,997
TOTAL MARKET OB/XF VALUE	22,600
TOTAL LAND VALUE - MARKET	159,970
TOTAL MARKET VALUE	265,307
SOH/AGL Deduction	91,970
ASSESSED VALUE	173,337
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	121,926
TOTAL JUST VALUE	403,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053696	Electrical Servic		07/29/2025
11884	M H	125	11/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= N7 W30 S21 E30 N14$ S14 W13 FST= W5 FGR= W20 S23 FOP= S10 E38 N10 W38$ E20 N23$ S23 E5 N23$ S23 E13 S5 FOP= S5 E20 N5 W20$ E20 S5 E17 N47$.

LAND DESCRIPTION

TOTAL OB/XF 22,600

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	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.82	AC		1.00	1.00	1.00	280.00	280.00	4,710							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.82	AC		1.00	1.00	1.00	8,500.00	8,500.00	142,970							
4	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 02/02/2024 BY JB Total Acres: 18.82 Total Land Value: 21,710 Market: 142,970 Agricultural: 4,710 Common: 17,000 PRINTED 11/17/2026 BY SYS