BEG AT NE COR OF SE1/4 OF SW 1/4
W R/W OF SW JAFUS AVE (COUNTY PA
FT, W 995.21 FT, CONT S 87 DEG W

WILLIAMS KENNETH LAMAR JR/WILLIAMS ADREINNE ELIZAB
942 SW JAFUS AVE
LAKE CITY, FL 32024

2027

12-4S-15-00351-000

BUILDING CHARACTERISTICS

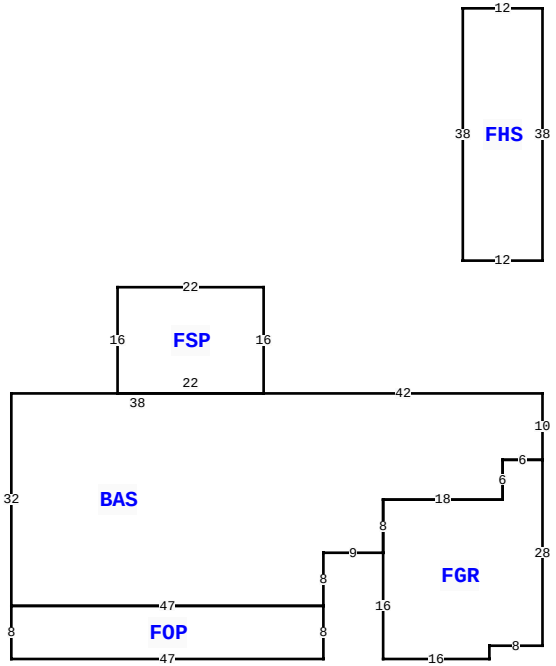
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,068	100		2,068	186,817
FGR	596	55		328	29,630
FHS	456	60		274	24,753
FOP	376	30		113	10,208
FSP	352	40		141	12,737
TOTALS	3,848			2,924	264,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,924	110.4232	121.47	355,178	2000	2000	0	0	0	25.63	74.37

1 SINGLE FAM 0% - 2025 Heated Area: 2524 HX Base Yr



942 SW JAFUS AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	264,146
TOTAL MARKET OB/XF VALUE	35,990
TOTAL LAND VALUE - MARKET	110,800
TOTAL MARKET VALUE	319,454
SOH/AGL Deduction	0
ASSESSED VALUE	319,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,454
TOTAL JUST VALUE	410,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047377	New Residential C	246,400	04/30/2024
40663	GENERATOR	0	10/05/2020
33474	ADDN SFR	65	10/20/2015
7544	SFR	49,000	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2692	7/25/2024	WD	Q	I	01	450,000
GRANTOR: DRYDEN EDWARD						
GRANTEE: WILLIAMS KENNETH LA						
1478/275	8/23/2022	LE	U	I	14	100
GRANTOR: DRYDEN EDWARD						
GRANTEE: DRYDEN JOHN EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 W38 S32 E47 N8 E9 N8 E18 N6 E6 N10 $
FGR=[ORIG=-24,24] S16 E16 N2 E8 N28 W6 S6 W18 S8 $
FHS=[ORIG=0,-20] N38 W12 S38 E12 $
FOP=[ORIG=-80,32] S8 E47 N8 W47 $
FSP=[ORIG=-42,0] N16 W22 S16 E22 $
.

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	0166	CONC,PAVMT	0	0	0	0	1,080.00	UT	1.40	1.40	100	0	0	3	100	1,512	
2	0281	POOL R/FIB	0	0	12	24	288.00	UT	65.00	65.00	100	2005	2005	3	47	8,798	
3	0282	POOL ENCL	0	0	22	40	880.00	UT	15.00	15.00	100	2005	2005	3	40	5,280	
5	0294	SHED WOOD/	0	0	12	22	264.00	UT	10.00	10.00	100	2016	2016	3	100	2,640	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
8	0210	GARAGE U	0	0	26	28	728.00	UT	10.00	10.00	75	2016	2016	3	75	5,460	
9	0265	PRCH,UEP	0	0	12	24	288.00	UT	25.00	25.00	75	2016	2016	3	75	5,400	
11	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 35,990

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.85	AC		1.00	1.00	1.00	280.00	280.00	3,318							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.85	AC		1.00	1.00	1.00	8,000.00	8,000.00	94,800							

REVIEW DATE 03/18/2026 BY robin Total Acres: 13.85 Total Land Value: 19,318 Market: 94,800 Agricultural: 3,318 Common: 16,000 PRINTED 11/17/2026 BY SYS