SE1/4 OF SW1/4. EX 5 AC DESC IN EX 1.75 AC DESC IN ORB 1274-599 BRIM ST.

WILLIAMS KENNETH LAMAR JR/WILLIAMS ADRIENNE ELIZAB
1022 SW JAFUS AVE
LAKE CITY, FL 32024

**2027**

**12-4S-15-00351-001**

## BUILDING CHARACTERISTICS

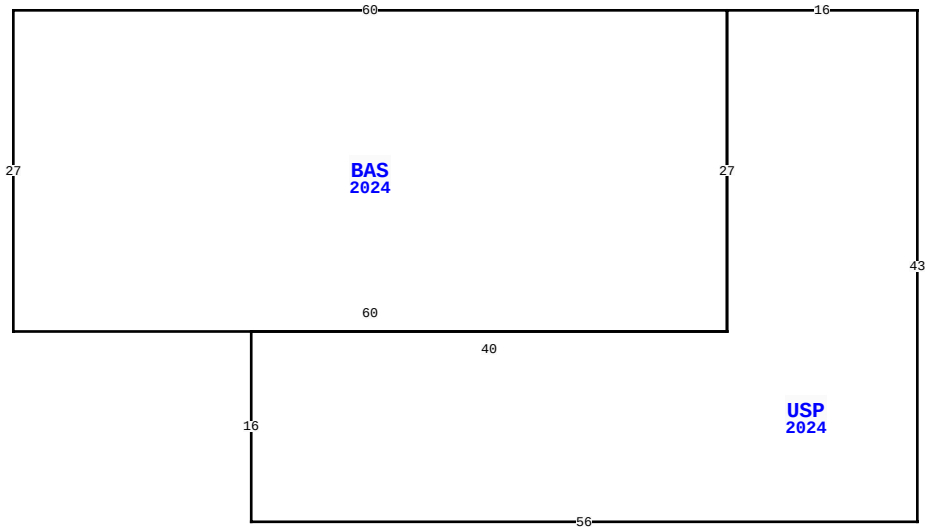
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 0 | 0 100 |
| 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 | 1,620 | 100 | 2024 | 1,620 | 42,412 |
| USP | 1,328 | 35 | 2024 | 465 | 12,174 |
| TOTALS | 2,948 | | | 2,085 | 54,585 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0801 | 02 | 2,085 | 119.0000 | 65.45 | 136,463 | 1989 | 1989 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MH/NOTITLE 100% - 2024 Heated Area: 1620 HX Base Yr 2024




1022 SW JAFUS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 0020 | BARN,FR | 0 | 100 | 28 | 28 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 3,500 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 300 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 12 | 30 | 360.00 | UT | 6.00 | 6.00 | 100 | 2014 | 2014 | 3 | 100 | 2,160 | |
| 6 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 54,585 |
| TOTAL MARKET OB/XF VALUE | | 17,160 |
| TOTAL LAND VALUE - MARKET | | 154,575 |
| TOTAL MARKET VALUE | | 154,120 |
| SOH/AGL Deduction | | 8,687 |
| ASSESSED VALUE | | 145,433 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 94,022 |
| TOTAL JUST VALUE | | 226,320 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,320 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049539 | Mobile Home | | 04/01/2024 |
| 32344 | M H | 411 | 09/30/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1486/2065 | 3/20/2023 | WD | U | I | 11 | 0 |
| GRANTOR: WILLIAMS WANDA J | | | | | | |
| GRANTEE: WILLIAMS KENNETH LA | | | | | | |
| 1486/198 | 3/09/2023 | WD | U | I | 11 | 100 |
| GRANTOR: WILLIAMS WANDA J | | | | | | |
| GRANTEE: WILLIAMS KENNETH LA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,20] S27 E60 N27 W60 $
USP=[YR=2024;ORIG=90,47] S16 E56 N43 W16 S27 W40 $
.

## LAND DESCRIPTION

TOTAL OB/XF 17,160

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 7,500 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | 00 | 0.00 | 0.00 | 9.61 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 72,075 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | | | | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,800 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | | | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 75,000 | | | | | | | |

REVIEW DATE 04/24/2024 BY JB Total Acres: 20.61 Total Land Value: 82,375 Market: 75,000 Agricultural: 2,800 Common: 79,575 PRINTED 11/17/2026 BY SYS