COMM NW COR OF SE1/4 OF SW1/4, E
FOR POB, E 554.35 FT TO W R/W OF
400.10 FT, W 380 FT, N 24.15 FT,

DRYDEN EDWARD/DRYDEN MARTHA G
910 SW JAFUS AVE
LAKE CITY, FL 32024

2026

12-4S-15-00351-003

BUILDING CHARACTERISTICS

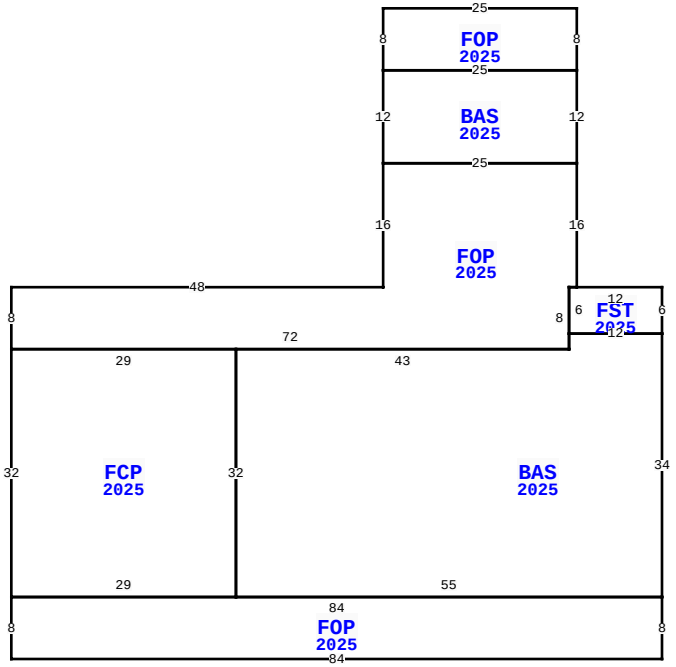
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	300	100	2025	300	40,318
BAS	1,784	100	2025	1,784	239,756
FCP	928	25	2025	232	31,179
FOP	200	30	2025	60	8,064
FOP	672	30	2025	202	27,148
FOP	976	30	2025	293	39,377
FST	72	55	2025	40	5,376
TOTALS	4,932			2,911	391,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,911	121.2015	135.75	395,168	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2084 HX Base Yr 2025



910 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,216
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		447,766
SOH/AGL Deduction		113,705
ASSESSED VALUE		334,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,650
TOTAL JUST VALUE		447,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-2,-9] W12 S2 W43 S32 E55 N34 $
FOP=[YR=2025;ORIG=-13,-31] W25 S16 W48 S8 E72 N8 E1 N16 $
BAS=[YR=2025;ORIG=-38,-43] E25 S12 W25 N12 $
FOP=[YR=2025;ORIG=-38,-51] E25 S8 W25 N8 $
FST=[YR=2025;ORIG=-14,-9] E12 N6 W12 S6 $
FCP=[YR=2025;ORIG=-86,-7] E29 S32 W29 N32 $
FOP=[YR=2025;ORIG=-86,25] E84 S8 W84 N8 $
.

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	100	0	0	480.00	UT	3.00	3.00	100	2025	2024		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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					5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 12/05/2024 BY HC Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 06/22/2026 BY SYS