SE1/4 OF NE1/4 OF NW1/4 & THE SE & THE E 60 FT OF THE S 60 FT OF NE1/4 OF NW1/4 & EX 5.02 AC DESC

KLOPP CHRISTOPHER JAMES
1250 SW JAFUS AVE
LAKE CITY, FL 32024

**2027**

**13-4S-15-00358-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

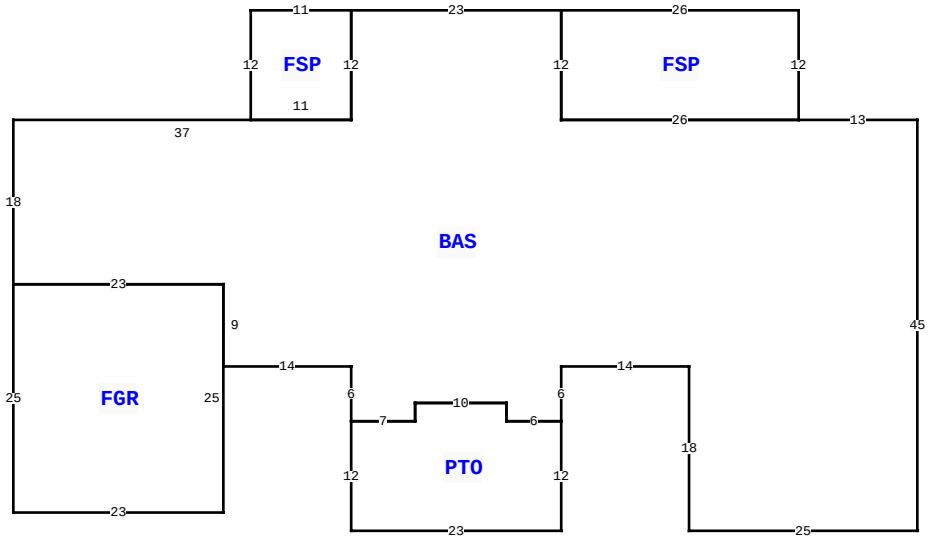
NEIGHBORHOOD/LOC 13415.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,310 | 100 | | 3,310 | 233,050 |
| FGR | 575 | 55 | | 316 | 22,249 |
| FSP | 132 | 40 | | 53 | 3,732 |
| FSP | 312 | 40 | | 125 | 8,801 |
| PTO | 296 | 5 | | 15 | 1,056 |
| TOTALS | 4,625 | | | 3,819 | 268,888 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,819 | 98.4744 | 108.32 | 413,674 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 3310 HX Base Yr




1250 SW JAFUS AVE, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 268,888 |
| TOTAL MARKET OB/XF VALUE | 23,767 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 352,655 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 352,655 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 352,655 |
| TOTAL JUST VALUE | 352,655 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 357,546 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30446 | MAINT/ALTR | 45 | 09/10/2012 |
| 18163 | POOL | 100 | 04/13/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1283/1960 | 10/27/2014 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (KLOPP | | | | | | |
| GRANTEE: KLOPP CHRISTOPHER J | | | | | | |
| 1273/1512 | 4/28/2014 | PB | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (ROBER | | | | | | |
| GRANTEE: LINDA KLOPP AS PR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FSP= N12 W26 S12 E26$ W26 N12 W23 FSP= W11 S12E11 N12$ S12 W37 S18 FGR= S25 E23 N25 W23$ E23 S9 E14 S6PTO= S12 E23 N12 W6 N2 W10 S2W7$ E7 N2 E10 S2 E6 N6 E14 S18E25 N45$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 424.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 636 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 18 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 4 | 0280 | POOL R/CON | 0 | 0 | 0 | 0 | 548.00 | UT | 70.00 | 70.00 | 30 | 2001 | 2001 | 3 | 30 | 11,508 | |
| 5 | 0282 | POOL ENCL | 0 | 0 | 26 | 54 | 1,404.00 | UT | 15.00 | 15.00 | 30 | 2001 | 2001 | 3 | 30 | 6,318 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 3 | 90 | 270.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 405 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2026 | 2025 | | 100 | 1,200 | |
| 8 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2026 | 2025 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,767

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,000 | | | | | | | |

REVIEW DATE 12/03/2024 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS