

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

2026

13-4S-15-00358-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,310	100	
FGR	575	55	
FSP	132	40	
FSP	312	40	
PTO	296	5	
TOTALS	4,625		

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	112.26	428,721	1989	1989	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			278,669
TOTAL MARKET OB/XF VALUE			23,767
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			362,436
SOH/AGL Deduction			0
ASSESSED VALUE			362,436
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			362,436
TOTAL JUST VALUE			362,436
NCON VALUE			2,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,963

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0	0	0	424.00	UT	1.50	1.50	100	1993
3	0294	SHED WOOD/	0	0	18	1.00	UT	0.00	0.00	100	1993
4	0280	POOL R/CON	0	0	0	548.00	UT	70.00	70.00	30	2001
5	0282	POOL ENCL	0	0	26	1,404.00	UT	15.00	15.00	30	2001
6	0166	CONC, PAVMT	0	0	3	270.00	UT	1.50	1.50	100	2001
11	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2026
12	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2026

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC	1.00

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

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\$.			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC	1.00