

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 Floor | 14 | CARPET | 90 |
| Interior Floor | 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 | 110.29 | 421,198 | 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 | | | 273,779 |
| TOTAL MARKET OB/XF VALUE | | | 23,767 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 357,546 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 357,546 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 357,546 |
| TOTAL JUST VALUE | | | 357,546 |
| 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: KLOPP CHRISTOPHER J | GRANTEE: LINDA KLOPP AS PR | | |
| 1273/1512 | 4/28/2014 | PB U | I 18 |
| GRANTOR: CLERK OF COURT (KLOPP) | GRANTEE: KLOPP CHRISTOPHER J | | |
| 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 | | | |
|--|--|--|--|
| 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 |