

COMM SE COR OF SE1/4 OF NW1/4, W  
 POB, N 624.20 FT, W 110.69 FT N  
 FT, E 272.58 FT TO E LINE OF SE1

TYRE NICHOLAS RONNIE  
 1364 SW JAFUS AVE  
 LAKE CITY, FL 32024

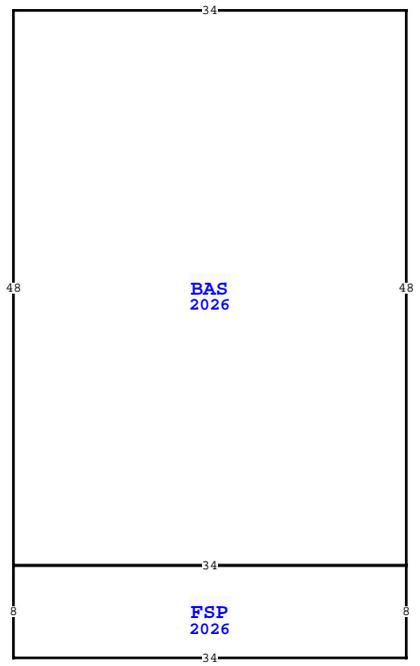
2026

13-4S-15-00358-008



ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
Exterior Wall	32	HARDIE BRD	100	
Exterior Wall	00	N/A	0	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LAM/VNLPLK	100	
Interior Floor	00	N/A	0	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Condition Adj	03	03	100	
Kitchen Adjus	01	01	100	
Quality	05	05		
DOR CODE	5000 IMPROVED AG			
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	13415.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,632	100	2026	1,632
FSP	272	40	2026	109
TOTALS	1,904			1,741

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 1632						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,516
TOTAL MARKET OB/XF VALUE			18,700
TOTAL LAND VALUE - MARKET			229,060
TOTAL MARKET VALUE			265,796
SOH/AGL Deduction			0
ASSESSED VALUE			265,796
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			214,385
TOTAL JUST VALUE			477,276
NCON VALUE			230,716
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050566	New Residential C	120,000	08/16/2024
000050559	Right-of-Way Acce		08/15/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/349	1/25/2024	WD	Q	V	01	375,000
GRANTOR: ASH JOSEPH BRENT						
GRANTEE: TYRE NICHOLAS RONNI						
1454/2648	12/16/2021	WD	Q	V	01	225,000
GRANTOR: KLOPP CHRISTOPHER JAM						
GRANTEE: ASH JOSEPH BRENT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	0	0	0	1.00	UT 0.00	100	2024
2	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100	2024
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 2,500.00	100	2024
4	0166	CONC, PAVMT	0	100	0	0	0	400.00	UT 3.00	100	2026

TOTAL OB/XF												18,700			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/16/2023	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=15,5] E34 S48 W34 N48 \$											
FSP=[YR=2026;ORIG=15,53] E34 S8 W34 N8 \$											

LAND DESCRIPTION												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	DPH 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		A-1	0.00	0.00	1.24	AC		1.00	1.00	1.00	6,500.00	6,500.00	8,060							
2	6200	A	PASTURE 3	100					34.00	AC		1.00	1.00	1.00	280.00	280.00	9,520							
3	9910	M	MKT. VAL. AG	100					34.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	221,000							