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

2027

13-4S-15-00358-008

BUILDING CHARACTERISTICS

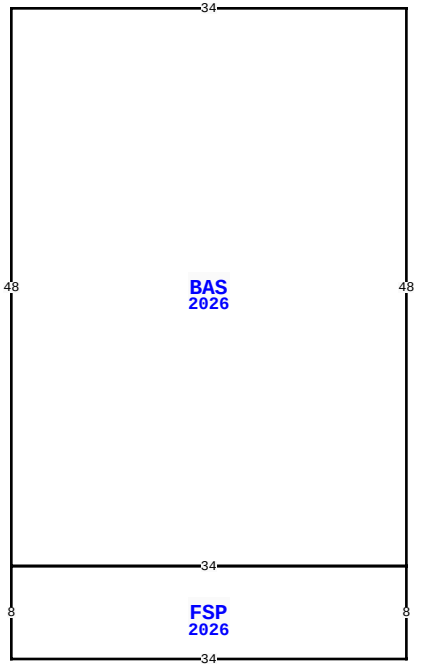
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	SUBAREA MARKET VALUE
BAS	1,632	100	2026	1,632	207,590
FSP	272	40	2026	109	13,865
TOTALS	1,904			1,741	221,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	115.6400	127.20	221,455	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1632 HX Base Yr 2026



1364 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	8,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
4	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,455
TOTAL MARKET OB/XF VALUE		18,700
TOTAL LAND VALUE - MARKET		229,060
TOTAL MARKET VALUE		257,735
SOH/AGL Deduction		0
ASSESSED VALUE		257,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,324
TOTAL JUST VALUE		469,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,254

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						

BUILDING NOTES

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 18,700

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		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							

REVIEW DATE 02/27/2026 BY robin Total Acres: 35.24 Total Land Value: 17,580 Market: 221,000 Agricultural: 9,520 Common: 8,060 PRINTED 11/16/2026 BY SYS