COMM SE COR OF NE1/4 OF NW1/4 FO
660.67 FT, W 60 FT, N 60 FT, E 6
FT, E 660.04 FT, S 326.90 FT TO

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

2026

13-4S-15-00358-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,600
TOTAL MARKET VALUE	60,600
SOH/AGL Deduction	1,967
ASSESSED VALUE	58,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,633
TOTAL JUST VALUE	60,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.15 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 06/22/2026 BY SYS