NW1/4 OF NE1/4, EX 1 AC IN NE CO
NE COR OF NW1/4 OF NE1/4 & W 295
FT TO S R/W LINE OF SR-242 FOR P

JONES FRED/MILES FAZONUA T
1022 SW CR 242-A
LAKE CITY, FL 32025

# 2027

29-4S-17-08850-000

## BUILDING CHARACTERISTICS

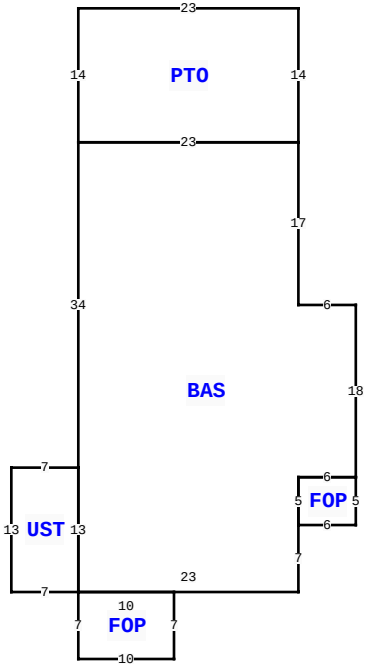
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 02 |
| NEIGHBORHOOD/LOC | 29417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,189 | 100 | | 1,189 | 54,409 |
| FOP | 30 | 30 | | 9 | 412 |
| FOP | 70 | 30 | | 21 | 961 |
| PTO | 322 | 5 | | 16 | 732 |
| UST | 91 | 45 | | 41 | 1,876 |
| TOTALS | 1,702 | | | 1,276 | 58,390 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,276 | 104.0000 | 114.40 | 145,974 | 1960 | 1960 | 0 | 0 | 25 | 35.00 | 40.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1189 HX Base Yr




1022 SW COUNTY ROAD 242A , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 58,390 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 216,000 |
| TOTAL MARKET VALUE | 73,830 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 73,830 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 73,830 |
| TOTAL JUST VALUE | 274,390 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 275,451 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055017 | Roof Replacement | 9,897 | 02/13/2026 |
| 21127 | SFR | 494 | 10/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1574/93 | 8/03/2026 | LE | U | I | 14 | 100 |
| GRANTOR: MILES FAZONUA T (ENH | | | | | | |
| GRANTEE: JONES RICARDO LUIS | | | | | | |
| 1253/1753 | 4/25/2013 | QC | U | I | 11 | 100 |
| GRANTOR: FRED JONES | | | | | | |
| GRANTEE: FRED JONES & FAZONU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 N17 PTO= N14 W23 S14E23$ W23 S34 UST= W7 S13 E7 N13$ S13 FOP= S7 E10 N7 W10$ E23 N7 FOP= E6 N5 W6 S5$ N5 E6 N18$.

## 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 23.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,440 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 23.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 207,000 | | | | | | | |

REVIEW DATE 06/27/2017 BY BC Total Acres: 24.00 Total Land Value: 15,440 Market: 207,000 Agricultural: 6,440 Common: 9,000 PRINTED 11/17/2026 BY SYS