COMM INTERS OF R/W US-90 & E LIN
600 FT FOR POB, CONT N 106.75 FT
SW 220.22 FT TO E R/W OF STADIUM

RUFFO JEFFERY L
P O BX 3685
LAKE CITY, FL 32056

2026

34-3S-16-02483-999

BUILDING CHARACTERISTICS

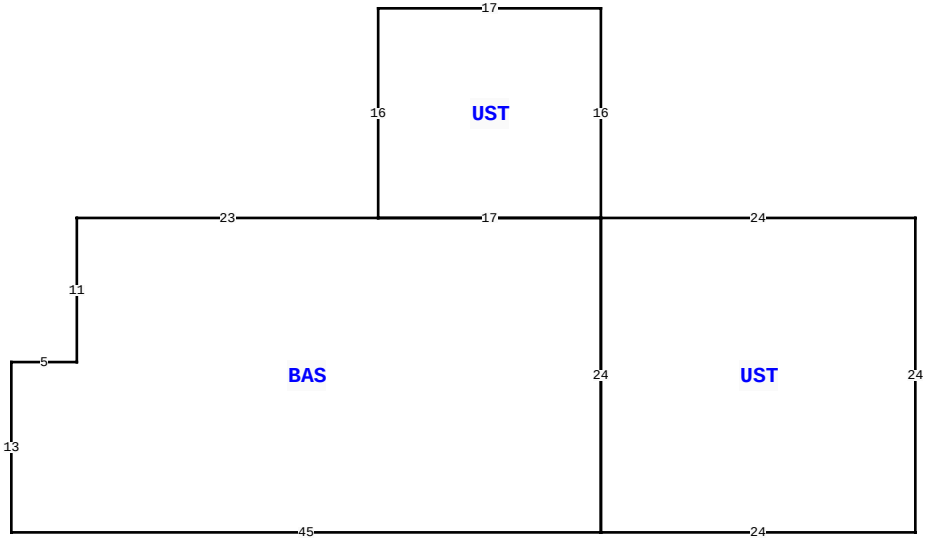
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3500	TOURIST ATTRACTION
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	23,360
UST	272	40		109	2,484
UST	576	40		230	5,242
TOTALS	1,873			1,364	31,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	1,364	84.3990	45.58	62,171	1990	1990	0	0	0	50.00	50.00

1 REC FACIL 0% - 0 Heated Area: 1025 HX Base Yr



251 NW HALL OF FAME DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	31,086
TOTAL MARKET OB/XF VALUE	2,438
TOTAL LAND VALUE - MARKET	25,066
TOTAL MARKET VALUE	58,590
SOH/AGL Deduction	0
ASSESSED VALUE	58,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,590
TOTAL JUST VALUE	58,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1100	1/10/2019	QC	U	I	11	100
GRANTOR: JEFFERY L & TEENA M R						
GRANTEE: JEFFREY L RUFFO						
0935/1332	9/19/2001	WD	Q	I		125,000
GRANTOR: E PICKREN						
GRANTEE: JEFFREY & TEENA RUF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S11 W5 S13 E45 UST= E24 N24 W24 S24$ N24 UST= N16 W17 S16 E17$ W17$.

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	0140	CLFENCE 6	0	0	0	0	375.00	UT	6.50	6.50	100	2003	2003	3	100	2,438	

LAND DESCRIPTION

TOTAL OB/XF 2,438

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	1000	C	VACANT COMME	0		00	0.00	0.00	0.60	AC		1.00	1.00	0.85	49,000.00	41,650.00	24,990							
2	9500	C	SUBMERGED	0		00	0.00	0.00	1.53	AC		1.00	1.00	1.00	50.00	50.00	76							

REVIEW DATE 05/31/2023 BY KS Total Acres: 2.13 Total Land Value: 25,066 Market: 0 Agricultural: 0 Common: 25,066 PRINTED 06/19/2026 BY SYS