COMM NE COR, RUN S 1071.20 FT FO
342.53 FT, W 640.65 FT, N 342.58
67 FT TO POB. (AKA LOT 8-B MAGNO

FRASCELLO JANET
347 SW JODI CT
LAKE CITY, FL 32024

**2027**

**36-4S-15-00414-218**

## BUILDING CHARACTERISTICS

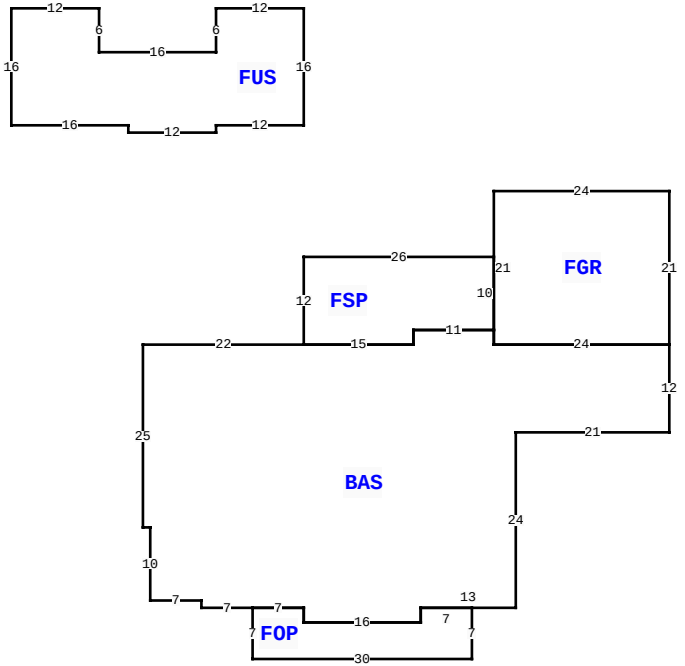
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | | 36415.010 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,124 | 100 | | 2,124 | 299,606 |
| FGR | 504 | 55 | | 277 | 39,073 |
| FOP | 178 | 30 | | 53 | 7,476 |
| FSP | 290 | 40 | | 116 | 16,363 |
| FUS | 556 | 100 | | 556 | 78,428 |
| TOTALS | 3,652 | | | 3,126 | 440,946 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,126 | 132.2013 | 145.42 | 454,583 | 2016 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2680 HX Base Yr 2025




347 SW JODI CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | | 440,946 |
| TOTAL MARKET OB/XF VALUE | | 39,514 |
| TOTAL LAND VALUE - MARKET | | 65,390 |
| TOTAL MARKET VALUE | | 545,850 |
| SOH/AGL Deduction | | 162,471 |
| ASSESSED VALUE | | 383,379 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 326,968 |
| TOTAL JUST VALUE | | 545,850 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 553,885 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33780 | SFR | 1,027 | 02/22/2016 |
| 30239 | GARAGE | 265 | 06/21/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/1995 | 8/13/2024 | WD | Q | I | 01 | 715,000 |
| GRANTOR: KUHN WILLIAM G | | | | | | |
| GRANTEE: FRASCELLO JOHN | | | | | | |
| 1092/1334 | 8/10/2006 | WD | Q | V | 04 | 100 |
| GRANTOR: DEAS-BULLARD | | | | | | |
| GRANTEE: KUHN WILLIAM G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 S25 E1 S10 E7 S1 E7 E7 S2 E16 N2 E13 N24 E21 N12 W24 N2 W11 S2 W15 $
FUS=[ORIG=0,-30] N16 W12 S6 W16 N6 W12 S16 E16 S1 E12 N1 E12 $
FGR=[ORIG=50,0] N21 W24 S21 E24 $
FSP=[ORIG=26,-2] N10 W26 S12 E15 N2 E11 $
FOP=[ORIG=-7,36] S7 E30 N7 W7 S2 W16 N2 W7 $
.

## 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 | 0200 | GARAGE F | 0 | 100 | 30 | 50 | 1,500.00 | UT | 18.00 | 18.00 | 100 | 2013 | 2013 | 3 | 100 | 27,000 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,682.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 3,364 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 400 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 7 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2025 | 2024 | | 100 | 1,200 | |
| 8 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,514

| 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 | 5.03 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,390 | | | | | | | |

REVIEW DATE 01/06/2025 BY TP Total Acres: 5.03 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS