

W DIV: COMM SW COR BLOCK K, RUN  
125.93 FT FOR POB, CONT N 84.07  
S 92.71 FT, W 69.89 FT TO POB.

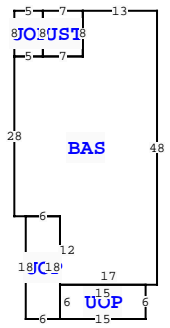
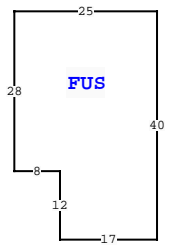
ROCHE JACOB  
P O BOX 383  
LAKE CITY, FL 32056

2025

00-00-00-12384-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,985	45.4818	50.94	101,116	1928	1928	0	0	10	35.00	55.00		
1 SINGLE FAM			0% - 2022	Heated Area: 1912				HX Base Yr						



Quality	02	02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	840317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	28,241
FUS	904	100		904	25,328
UOP	40	20		8	224
UOP	90	20		18	504
UOP	108	20		22	617
UST	56	45		25	701
TOTALS	2,206			1,985	55,614

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			55,614
TOTAL MARKET OB/XF VALUE			1,300
TOTAL LAND VALUE - MARKET			5,890
TOTAL MARKET VALUE			62,804
SOH/AGL Deduction			0
ASSESSED VALUE			62,804
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,804
TOTAL JUST VALUE			62,804
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			59,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1597	12/10/2021	WD	Q	I	01	45,000
GRANTOR: CHELANY PROPERTIES LL						
GRANTEE: ROCHE JACOB						
1173/0832	5/18/2009	WD	U	I	11	100
GRANTOR: BRYAN & TERESA BOYETT						
GRANTEE: CHELANY PROPERTIES						

EXTRA FEATURES														512 SW SAINT JOHNS ST, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/27/2022	MLU
L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200							
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 UST= W7 S8 E7 N8\$ S8 W7 UOP= N8 W5 S8 E5\$ W5 S28 E2													
UOP= S18 E6 N18 W6\$ E6S12 UOP= S6 E15 N6 W15\$ E17 N48\$													
PTR=N20 FUS= N40 W25 S28E8 S12 E17\$ S20\$.													

LAND DESCRIPTION														TOTAL OB/XF											1,300
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RMF	1 0.00	0.00	6,200.00	SF		1.00	1.00	1.00	0.95	0.95	5,890								