W DIV: BEG NE COR, RUN W 79 FT, FT, N 120 FT TO POB. (BLOCK 15).

CATHEY MELLER CREEL, LLC
277 SE ELM LOOP
LAKE CITY, FL 32025

2026

00-00-00-12445-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

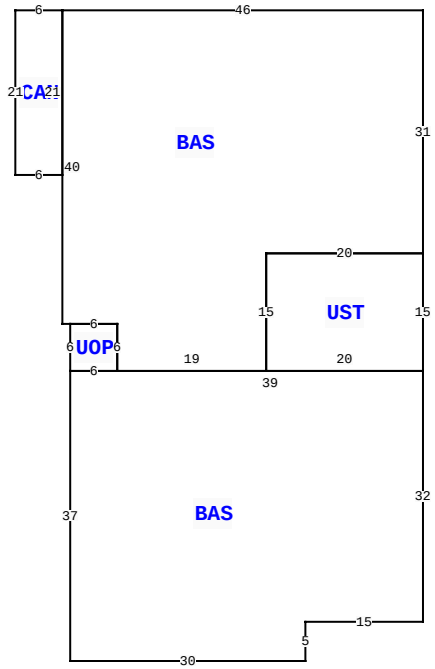
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,590	100		1,590	112,827
BAS	1,774	100		1,774	125,884
CAN	126	30		38	2,696
UOP	36	20		7	497
UST	300	45		135	9,580
TOTALS	3,826			3,544	251,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,544	97.4700	109.17	386,898	1942	1942	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 3364 HX Base Yr



294 SW SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	251,484
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	7,888
TOTAL MARKET VALUE	261,372
SOH/AGL Deduction	4,049
ASSESSED VALUE	257,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,323
TOTAL JUST VALUE	261,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,372

LAND:2:1: BACK PART USED FOR AOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/2468	11/11/2015	WD	U	I	11	100
GRANTOR: US BANK TRUST						
GRANTEE: CATHEY MELLER CREEL						
1305/1758	11/11/2015	WD	U	I	12	42,500
GRANTOR: US BANK TRUST NA TRUS						
GRANTEE: CATHY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 CAN= W6 S21 E6 N21$S40 E1 UOP= S6 E6 N6 W6 $ E6 S6 BAS= W6 S37 E30 N5 E15 N32W39$ E19 UST= E20 N15 W20 S15$ N15 E20 N31$.

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	0260	PAVEMENT-A	0	0	10	80	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		00	0.00	0.00	5,888.00	SF		1.00	1.00	1.00	1.00	1.00	5,888							
2	0100	C	SFR	0		00	0.00	0.00	2,000.00	SF		1.00	1.00	1.00	1.00	1.00	2,000							

REVIEW DATE 10/31/2016 BY DF Total Acres: 0.18 Total Land Value: 7,888 Market: 0 Agricultural: 0 Common: 7,888 PRINTED 11/19/2025 BY SYS