C DIV: BEG ON THE S R/W LINE ST AT A PT 125 FT E OF THE E LINE O ST, RUN S 105 FT, E 85 FT, N 105

REESE DONNA MCMULLEN
184 SE ST JOHNS STREET
LAKE CITY, FL 32025

2026

00-00-00-12772-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

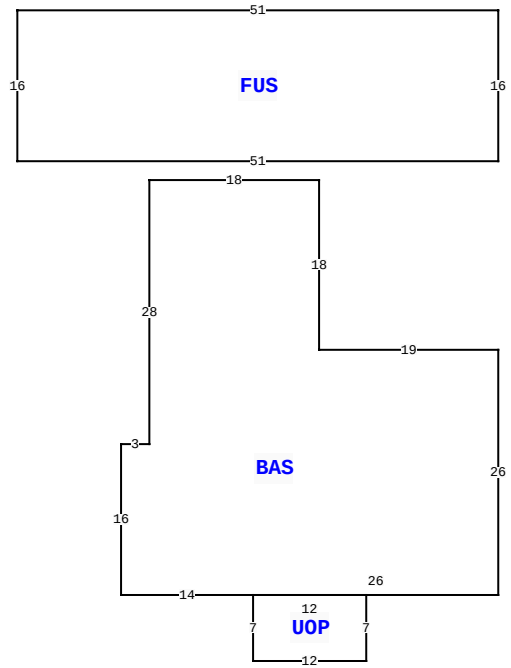
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100		1,334	98,936
FUS	816	100		816	60,519
UOP	84	20		17	1,261
TOTALS	2,234			2,167	160,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	101.8710	114.10	247,255	1920	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2150 HX Base Yr 2007



184 SE 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		160,716
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		8,479
TOTAL MARKET VALUE		170,745
SOH/AGL Deduction		77,601
ASSESSED VALUE		93,144
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,422
TOTAL JUST VALUE		170,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,745

SALE:2:1: ORDER OF SUMMARY ADMINISTRATION-INTESTAT

SALE:1:1: PART BLK 45 CENTRAL DIV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1411/0885	4/01/2020	QC	U	I	11	100
GRANTOR: DONNA MCMULLEN REESE						
GRANTEE: DONNA MCMULLEN REES						
1043/1844	4/15/2005	WD	Q	I		90,000
GRANTOR: CHRISTY SKETTINI & VI						
GRANTEE: DONNA L MCMULLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N18 W18 S28 W3 S16 E14 UOP= S7 E12 N7 W12$ E26 N26$
PTR= N20 FUS= N16 W51 S16 E51$ S20$.

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	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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		*RSF	-385.00	105.00	8,925.00	SF		1.00	1.00	1.00	0.95	0.95	8,479							

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.20 Total Land Value: 8,479 Market: 0 Agricultural: 0 Common: 8,479 PRINTED 11/18/2025 BY SYS