C DIV: BEG NW COR FRACTIONAL BLO
E ALONG S R/W OF ST JOHNS ST, 56
FT TO MONROE ST, W ALONG R/W 56

PRIEST RICKIE L
194 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-12776-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

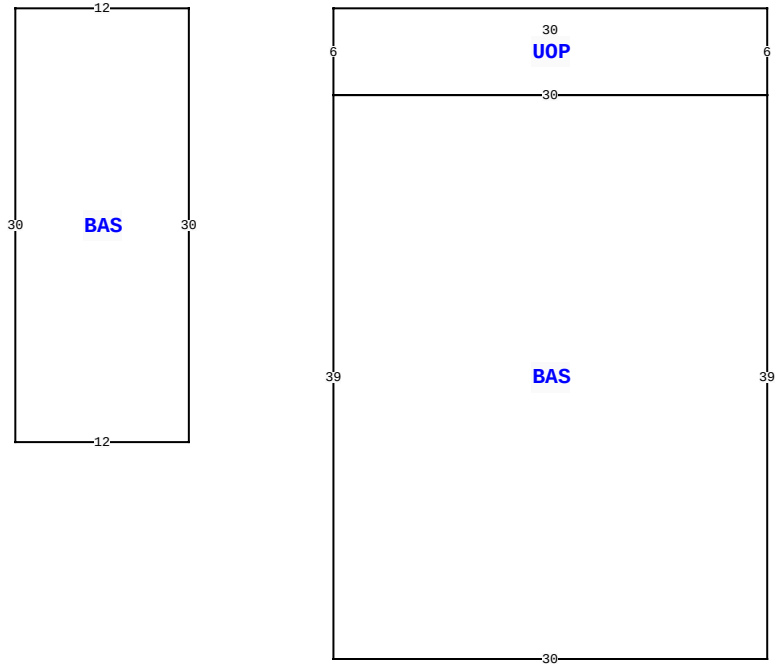
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	360	100		360	27,516
BAS	1,170	100		1,170	89,427
UOP	180	20		36	2,751
TOTALS	1,710			1,566	119,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	104.9895	117.59	184,146	1910	1910	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1530 HX Base Yr 2014



194 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		119,695
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		14,149
TOTAL MARKET VALUE		134,044
SOH/AGL Deduction		55,294
ASSESSED VALUE		78,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,028
TOTAL JUST VALUE		134,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,044

SALE:3:1: CENTRAL DIV.

SALE:2:1: $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1256/2603	6/17/2013	WD	Q	I	01	75,000
GRANTOR: ALISON E EVANS						
GRANTEE: RICKIE L PRIEST						
0820/0237	4/08/1996	WD	Q	I		49,000
GRANTOR: WILLIAM G WOOD						
GRANTEE: ALISON E EVANS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W30 S6 BAS= S39 E30 N39W30$ E30 N6$ PTR=W40 BAS= W12 S30 E12 N30$ E40$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0133	C	SFR LAKE	100		RO	55.00	200.00	11,550.00	SF		1.00	1.00	0.70	1.75	1.23	14,149							

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.27 Total Land Value: 14,149 Market: 0 Agricultural: 0 Common: 14,149 PRINTED 11/18/2025 BY SYS