

E DIV: BEG SW COR, RUN E 74.5 FT
76.5 FT, S 102 FT TO POB. (BLOCK

HANCE JAMES/HANCE MALLORY
349 SE SAINT JOHNS ST
LAKE CITY, FL 32055

2026

00-00-00-13252-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	860317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,183	100
FCP	324	25
FOP	144	30
FSP	144	40
TOTALS	1,795	1,365

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,365	93.8600	105.12	143,489	1920	1920	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025				Heated Area: 1183				HX Base Yr 2025			
BLD DATE						LGL DATE		04/27/2022			
YE DATE						LAND DATE		MLU			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
2	0294	SHED WOOD/	0 100	24	12	1.00	UT	0.00	0.00	100	0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	375.00	101.00	7,644.00	SF	1.00

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE						93,268					
TOTAL MARKET OB/XF VALUE						1,800					
TOTAL LAND VALUE - MARKET						7,262					
TOTAL MARKET VALUE						102,330					
SOH/AGL Deduction						0					
ASSESSED VALUE						102,330					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						51,608					
TOTAL JUST VALUE						102,330					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						102,330					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00246			

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1510/1967	3/15/2024	WD	Q	I	01	100,000			
GRANTOR: LOMBARDI ORESTE									
GRANTEE: HANCE JAMES									
0984/0632	5/21/2003	WD	Q	I		47,000			
GRANTOR: NORBIE & MARTHA ANN R									
GRANTEE: ORESTE & NANCY E LO									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 N1 FOP= N9 FCP= N12 W27 S12 E27\$ W16 S9 E16\$ W16 S12 W1 S13 E1 S14 FSP= S9E16 N9 W16\$ E16 S4 E13 N42\$.											