E DIV: SE1/4 & E1/2 OF NE1/4
EX N 80 FT. (BLOCK 263).
427-627, LE 1371-370

SIMS B ROCHELLE
425 SE ST JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-13256-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

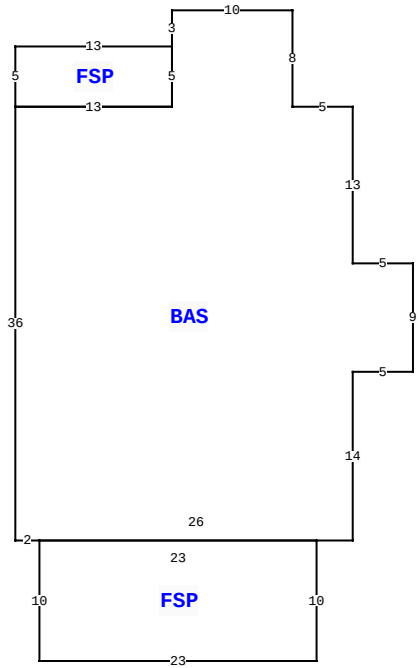
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,133	100		1,133	84,957
FSP	65	40		26	1,949
FSP	230	40		92	6,898
TOTALS	1,428			1,251	93,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,251	103.0000	115.36	144,315	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1133 HX Base Yr



425 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		93,805
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		9,025
TOTAL MARKET VALUE		104,830
SOH/AGL Deduction		60,834
ASSESSED VALUE		43,996
TOTAL EXEMPTION VALUE	HX HB SX	43,996
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		104,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
474	MAINT/ALTR	50	11/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0370	10/23/2018	LE	U	I	14	100

GRANTOR: B ROCHELLE SIMS (LIFE

GRANTEE: KATHERIN E TYE & SU

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W13 S5 E13 N5$ BAS= S5 W13 S36 E2 FSP= S10 E23 N10 W23$ E26 N14 E5 N9 W5 N13 W5 N8 W10 S3$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	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	100		*RSF-1	100.00	95.00	9,500.00	SF		1.00	1.00	1.00	0.95	0.95	9,025							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.22 Total Land Value: 9,025 Market: 0 Agricultural: 0 Common: 9,025 PRINTED 11/18/2025 BY SYS