E DIV: W 42 FT OF LOT 5 & E 10.5
R G CORNWALL S/D.

GARCIA WELMAN OTTONIEL
563 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-13277-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

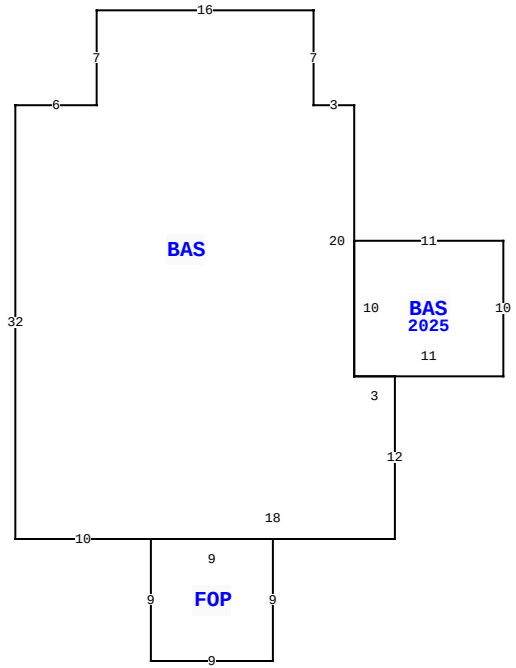
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.180	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	948	100		948	69,353
BAS	110	100	2025	110	8,048
FOP	81	30		24	1,756
TOTALS	1,139			1,082	79,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	100.4880	112.55	121,779	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1058 HX Base Yr



563 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	79,156
TOTAL MARKET OB/XF VALUE	2,026
TOTAL LAND VALUE - MARKET	4,938
TOTAL MARKET VALUE	86,120
SOH/AGL Deduction	0
ASSESSED VALUE	86,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,120
TOTAL JUST VALUE	86,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,120

SALE:3:1: PART OF LOTS 5 & 6 CORNWALL S/D

SALE:2:1: EXECUTED FOR SATISFACTION OF MORTGAGE

SALE:1:1: PART LOTS 5 & 6, CORNWALL S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1400/0198	11/25/2019	AG	U	I	21	19,000
GRANTOR: JASON G HOLIFIELD						
GRANTEE: WELMAN OTTONIEL GAR						
1336/1185	5/09/2017	TD	U	I	11	10,600
GRANTOR: CLERK OF COURT						
GRANTEE: JASON G HOLIFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S7 W6 S32 E10 E18 N12 W3 N20 W3 N7 $
FOP=[ORIG=-12,39] S9 E9 N9 W9 $
BAS=[YR=2025;ORIG=3,17] E11 S10 W11 N10 $
.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	826	

LAND DESCRIPTION

TOTAL OB/XF 2,026

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		*RSF	-352.00	99.00	5,198.00	SF		1.00	1.00	1.00	0.95	0.95	4,938							

REVIEW DATE 10/23/2024 BY HC Total Acres: 0.12 Total Land Value: 4,938 Market: 0 Agricultural: 0 Common: 4,938 PRINTED 11/19/2025 BY SYS