E DIV: BEG SE COR LOT 5, RUN W 5 FT, E 61 FT, S 100 FT TO POB. R S/D.

577 SE SAINT JOHNS LLC
6950 STABLE CT
ST CLOUD, FL 34771

2025

00-00-00-13278-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

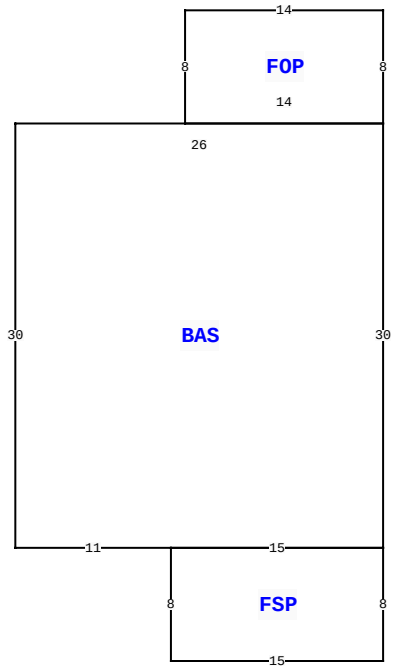
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	780	100		780	56,074
FOP	112	30		34	2,444
FSP	120	40		48	3,451
TOTALS	1,012			862	61,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	862	98.7480	110.60	95,337	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2024 Heated Area: 780 HX Base Yr



577 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	61,969
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	5,459
TOTAL MARKET VALUE	67,478
SOH/AGL Deduction	0
ASSESSED VALUE	67,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,478
TOTAL JUST VALUE	67,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,607

LAND:1:1: 55X99 +297 SF.

SALE:1:1: FROM MOTHER TO DAUGHTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/1145	2/24/2023	QC	U	I	11	100
GRANTOR: CHAPMAN HEATHER						
GRANTEE: 577 SE SAINT JOHNS						
1390/0241	11/30/2017	QC	U	I	11	100
GRANTOR: BEVERLY CHAPMAN						
GRANTEE: HEATHER CHAPMAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W14 S8 E14$ BAS= W26S30E11 FSP= S8 E15 N8 W15$ E15 N30$.

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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	-355.00	99.00	5,746.00	SF		1.00	1.00	1.00	0.95	0.95	5,459							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.13 Total Land Value: 5,459 Market: 0 Agricultural: 0 Common: 5,459 PRINTED 07/17/2025 BY SYS