E DIV: NW1/4 BLOCK 273.
368-650, LE 803-22, LE 924-453,

HARRISON JOHN F/HARRISON DEBRA T
448 SE ST. JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-13296-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

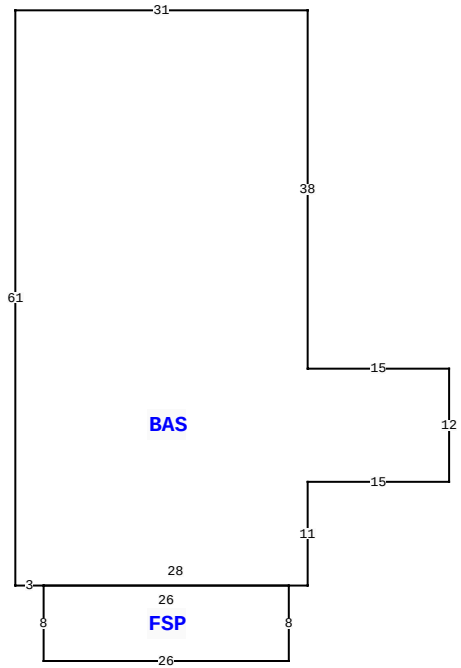
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100		2,071	114,248
FSP	208	40		83	4,579
TOTALS	2,279			2,154	118,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	75.7764	84.87	182,810	1900	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2071 HX Base Yr



448 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		118,826
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		10,474
TOTAL MARKET VALUE		133,800
SOH/AGL Deduction		75,318
ASSESSED VALUE		58,482
TOTAL EXEMPTION VALUE	HX HB WX	38,482
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		133,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/259	7/13/2021	LE	U	I	14	100
GRANTOR: HARRISON JOHN F						
GRANTEE: HARRISON JOHN F						
0924/0453	4/05/2001	WD	Q	I	01	100
GRANTOR: NORMA J JACOBS (RESER						
GRANTEE: JOHN F HARRISON (RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S61 E3 FSP= S8 E26N8 W26$ E28 N11 E15 N12 W15 N38$.

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	0210	GARAGE U	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	0.95	0.95	10,474							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.25 Total Land Value: 10,474 Market: 0 Agricultural: 0 Common: 10,474 PRINTED 11/17/2025 BY SYS