E DIV:COMM NW COR BLOCK 275 FOR 100.28 FT, S 103.23 FT, W 97.73 FT TO POB.

JOHNSON MALLORY GRACE M
528 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2025

00-00-00-13303-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

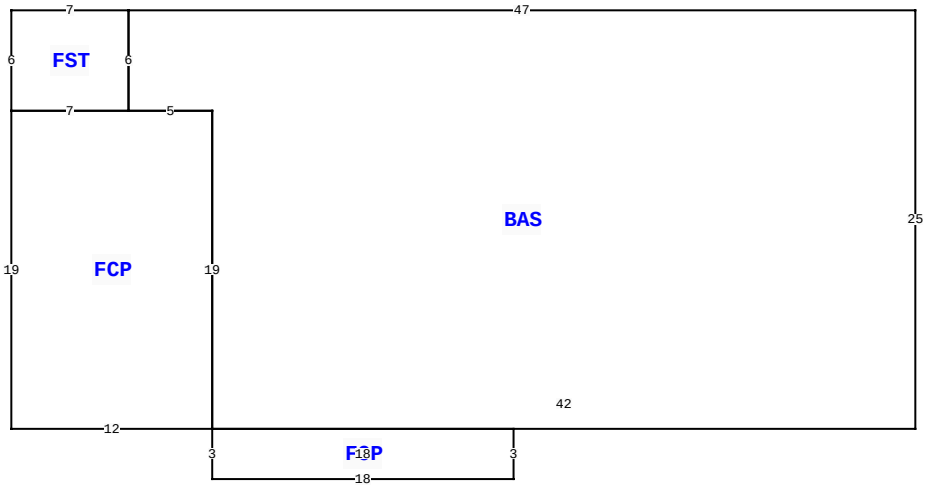
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,080	100		1,080	90,783
FCP	228	25		57	4,791
FOP	54	30		16	1,345
FST	42	55		23	1,933
TOTALS	1,404			1,176	98,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,176	115.4640	129.32	152,080	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1080 HX Base Yr 2012



528 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		98,852
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		9,687
TOTAL MARKET VALUE		109,539
SOH/AGL Deduction		44,633
ASSESSED VALUE		64,906
TOTAL EXEMPTION VALUE	HX HB	39,906
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043849	Roof Replacement	8,100	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/2670	1/10/2011	WD	Q	I	01	79,900
GRANTOR: JUNE E O'STEEN						
GRANTEE: GRACE M MALLORY						
0712/0769	3/07/1990	WD	Q	I		33,900
GRANTOR: MARKHAM						
GRANTEE: JUNE O'STEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FST= W7 S6 E7 N6$ S6 FCP= W7 S19 E12 N19 W5$ E5S19
FOP= S3 E18 N3 W18$ E42 N25$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	-399.00	103.00	10,197.00	SF		1.00	1.00	1.00	0.95	0.95	9,687							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.23 Total Land Value: 9,687 Market: 0 Agricultural: 0 Common: 9,687 PRINTED 06/20/2025 BY SYS