E DIV: BEG SW COR OF S1/2, RUN E
FT, W 50 FT, S 100 FT TO POB. B

SULLIVAN PEARL S
641 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-13341-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

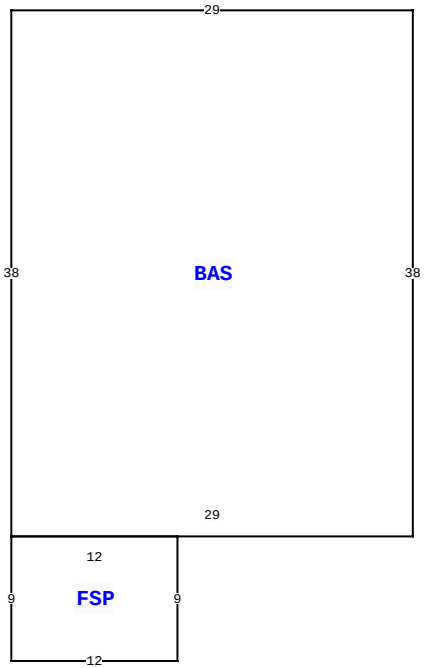
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,102	100		1,102	83,793
FSP	108	40		43	3,270
TOTALS	1,210			1,145	87,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,145	104.4480	116.98	133,942	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1102 HX Base Yr 2016



641 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		87,062
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		4,750
TOTAL MARKET VALUE		92,162
SOH/AGL Deduction		43,249
ASSESSED VALUE		48,913
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		18,913
TOTAL JUST VALUE		92,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1486/328	3/07/2023	LE	U	I	14	100
GRANTOR: SULLIVAN LAWRENCE L						
GRANTEE: SULLIVAN LAWRENCE L						
0966/2742	10/25/2002	WD	Q	I	03	26,200
GRANTOR: WELLS FARGO						
GRANTEE: LAWRENCE L & PEARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N38 W29 S38 FSP= S9 E12 N9 W12$ E29$.

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	0296	SHED METAL	0	100	10	12	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 350

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	-350.00	100.00	5,000.00	SF		1.00	1.00	1.00	0.95	0.95	4,750							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.11 Total Land Value: 4,750 Market: 0 Agricultural: 0 Common: 4,750 PRINTED 10/03/2025 BY SYS