E DIV: BEG 442 FT E OF NE COR BL
S 210 FT, E 64 FT, N 210 FT, W 6

HAYES STEVEN/HAYES JANA
640 ST JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-13358-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

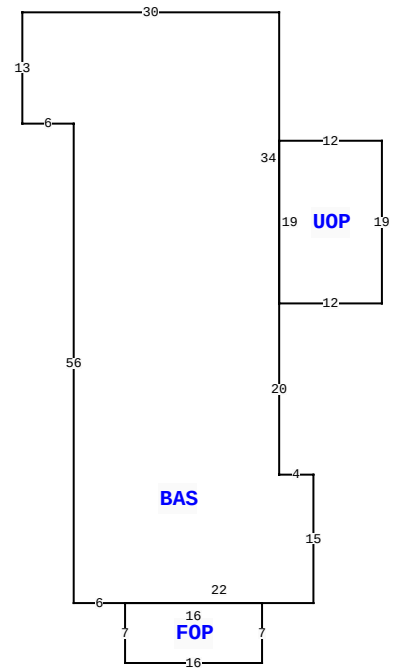
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	1,794	100		1,794	120,225
FOP	112	30		34	2,278
UOP	228	20		46	3,083
TOTALS	2,134			1,874	125,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	92.0530	103.10	193,209	1937	1937	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1794 HX Base Yr 2020



640 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		125,586
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		11,491
TOTAL MARKET VALUE		139,507
SOH/AGL Deduction		41,723
ASSESSED VALUE		97,784
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,062
TOTAL JUST VALUE		139,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/0785	12/31/2019	QC	U	I	11	116,900
GRANTOR: LEON H ELLIS SR REVOC						
GRANTEE: STEVEN & JANA HAYES						
1272/2191	4/14/2014	QC	U	I	11	0
GRANTOR: JOHN & ELLA GISSENDAN						
GRANTEE: LEON H ELLIS SR REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S13 E6 S56 E6 FOP= S7 E16 N7 W16$ E22 N15 W4 N20
UOP= E12 N19 W12 S19 $ N34$.

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	30	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0010	BARN,BLK	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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	-364.00	210.00	13,440.00	SF		1.00	1.00	0.90	0.95	0.86	11,491							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.31 Total Land Value: 11,491 Market: 0 Agricultural: 0 Common: 11,491 PRINTED 11/18/2025 BY SYS