E DIV: LOT 1 MERLE'S ADDITION.

892-1057, 933-528, WD 1204-2281,

**TAYLOR LATERI**
740 SE SAINT JOHNS STREET
LAKE CITY, FL 32055

**2026**

**00-00-00-13367-000**

## BUILDING CHARACTERISTICS

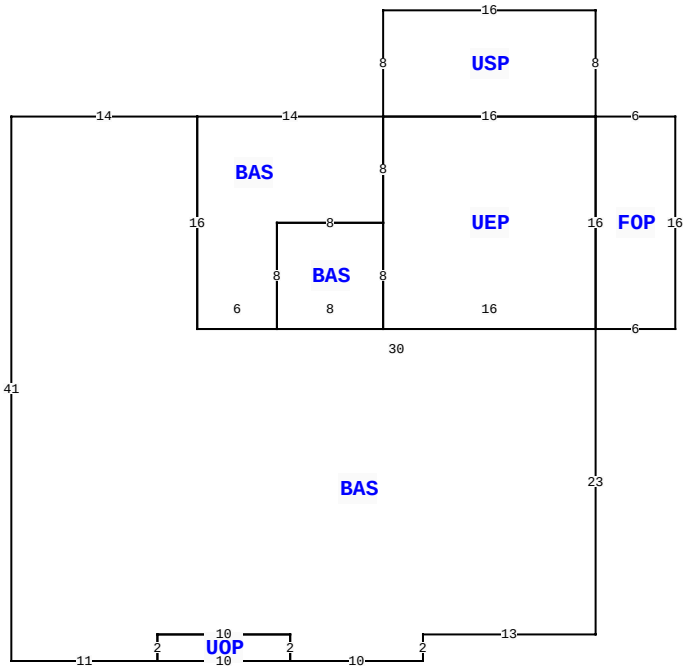
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 08 | WD OR PLY 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 02 | 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 32317.150 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 64 | 100 | | 64 | 3,580 |
| BAS | 160 | 100 | | 160 | 8,951 |
| BAS | 1,278 | 100 | | 1,278 | 71,498 |
| FOP | 96 | 30 | | 29 | 1,622 |
| UEP | 256 | 60 | | 154 | 8,616 |
| UOP | 20 | 20 | | 4 | 224 |
| USP | 128 | 35 | | 45 | 2,517 |
| TOTALS | 2,002 | | | 1,734 | 97,009 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,734 | 76.8442 | 86.07 | 149,245 | 1952 | 1952 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1502 HX Base Yr 2015




740 SE SAINT JOHNS ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 97,009 |
| TOTAL MARKET OB/XF VALUE | | 550 |
| TOTAL LAND VALUE - MARKET | | 7,011 |
| TOTAL MARKET VALUE | | 104,570 |
| SOH/AGL Deduction | | 51,164 |
| ASSESSED VALUE | | 53,406 |
| TOTAL EXEMPTION VALUE | HX HB | 28,406 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 104,570 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 104,570 |

LAND:1:1: 61.45X102.5 +1,082 SF.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00000008 | ADDN SFR | 25 | 04/18/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1489/1808 | 5/03/2023 | WD | U | I | 11 | 100 |
| GRANTOR: MURRAY ROBERT KIM AS | | | | | | |
| GRANTEE: TAYLOR LATERIA | | | | | | |
| 1272/0490 | 3/15/2014 | AG | U | I | 40 | 55,000 |
| GRANTOR: CHARLES F MURRAY & YO | | | | | | |
| GRANTEE: LATERI TAYLOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 S41 E11 UOP= E10 N2W10 S2$ N2 E10 S2 E10 N2 E13 N23 FOP= E6 N16 W6 S16$ UEP= N16 USP= N8 W16 S8 E16$W16 BAS= W14 S16 E6 N8 E8 N8$S8 BAS= W8 S8 E8 N8$ S8 E16$ W30 N16$.

## 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 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 550

| 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 | -361.00 | 103.00 | 7,380.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 7,011 | | | | | | | |

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.17 Total Land Value: 7,011 Market: 0 Agricultural: 0 Common: 7,011 PRINTED 10/01/2025 BY SYS