LOT 12 BLOCK 28 CAMPHOR KNOLL ES

354-828-832, 894-1274, 894-1275,

FRANCO JUANA
883 SW SAINT JOHNS ST
LAKE CITY, FL 32025

2026

33-3S-17-06586-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

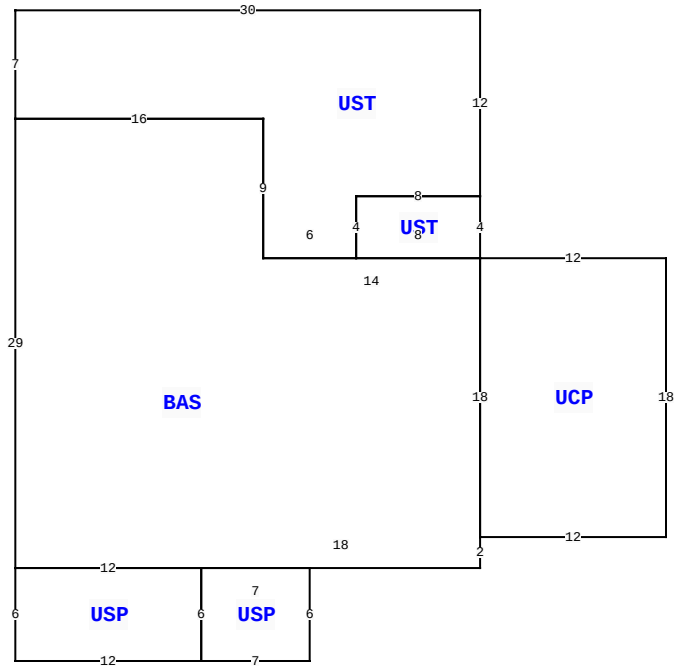
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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 07
NEIGHBORHOOD/LOC	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	31,627
UCP	216	20		43	1,828
USP	42	35		15	637
USP	72	35		25	1,063
UST	32	45		14	595
UST	304	45		137	5,824
TOTALS	1,410			978	41,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	978	69.0076	77.29	75,590	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 744 HX Base Yr



177 SE MONTROSE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	41,574
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	3,600
TOTAL MARKET VALUE	45,874
SOH/AGL Deduction	0
ASSESSED VALUE	45,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,874
TOTAL JUST VALUE	45,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1456/2530	1/13/2022	QC	U	I	11	5,000
GRANTOR: MAPLE STREET LLC						
GRANTEE: FRANCO JUANA						
1428/937	1/12/2021	TD	U	I	18	4,100
GRANTOR: CLERK OF COURT						
GRANTEE: MAPLE STREET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N9 W16 S29 USP= S6 E12 N6 W12$ E12 USP= S6 E7 N6W7$ E18 N2 UCP= E12 N18 W12 S18$N18 UST= N4 UST= N12 W30 S7 E16 S9 E6 N4 E8$ W8 S4 E8$ W14$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0		RSF/MH	50.00	100.00	4,800.00	SF		1.00	1.00	1.00	0.75	0.75	3,600							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.11 Total Land Value: 3,600 Market: 0 Agricultural: 0 Common: 3,600 PRINTED 11/19/2025 BY SYS