E DIV: BEG 203.5 FT W OF INTERS
ST JOHNS ST & W LINE OF MURRAY S
229.25 FT, W 55 FT, S 229 FT TO

FRANCO JUANA
883 SE ST JOHNS STREET
LAKE CITY, FL 32024

2026

33-3S-17-13006-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

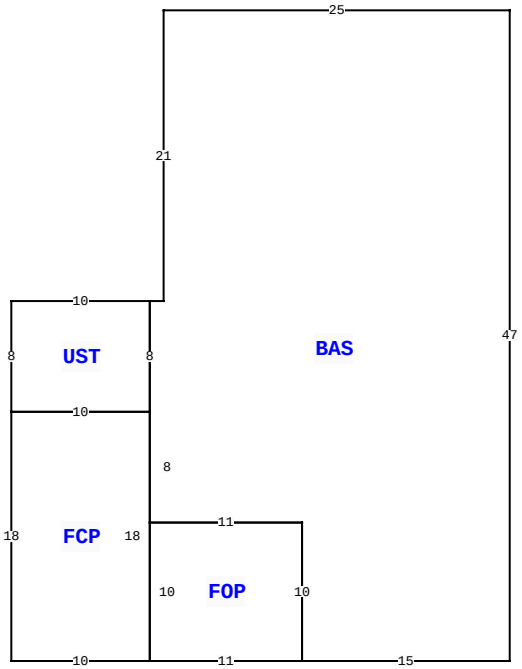
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,091	100		1,091	91,544
FCP	180	25		45	3,776
FOP	110	30		33	2,769
UST	80	45		36	3,021
TOTALS	1,461			1,205	101,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,205	115.2600	129.09	155,553	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1091 HX Base Yr 2017



883 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		101,109
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		6,868
TOTAL MARKET VALUE		112,477
SOH/AGL Deduction		47,014
ASSESSED VALUE		65,463
TOTAL EXEMPTION VALUE	HX HB	40,463
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,477

LAND:1:1: ADJ4;WIDTH.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/0706	1/30/2015	WD	U	I	11	100
GRANTOR: DANIEL CARRILLO						
GRANTEE: JUANA FRANCO						
1197/1245	7/06/2010	WD	Q	I	01	65,000
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: JUANA FRANCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S21 W1 UST= W10 S8 E10 N8$ S8 FCP= W10 S18 E10 N18$ S8 FOP= S10 E11 N10 W11$E11 S10 E15 N47$.

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	100	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	-355.00	229.00	12,595.00	SF		1.00	1.00	0.57	0.95	0.55	6,868							

REVIEW DATE 12/05/2016 BY DF Total Acres: 0.29 Total Land Value: 6,868 Market: 0 Agricultural: 0 Common: 6,868 PRINTED 11/18/2025 BY SYS