

E DIV: COMM INTERS MURRAY ST & E
ST, RUN W 258.5 FT FOR POB, N 22
ST, W 56.6 FT, S 228.8 FT TO ST

SCHUYLER MEGHAN/WHITE JOSEPH
869 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

33-3S-17-13008-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,375	100		1,375	150,250
UCP	112	20		22	2,404
UOP	112	20		22	2,404
TOTALS	1,599			1,419	155,057

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	500.00	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	356.00	229.00	12,778.00

REVIEW DATE 03/21/2023 BY ME

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,419	115.8000	129.70	184,044	1952	2010	0	0	0 15.75	84.25
1 SINGLE FAM 100% - 2024 Heated Area: 1375 HX Base Yr 2024											
869 SE SAINT JOHNS ST, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/27/2022 MLU											

TOTAL OB/XF									
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1	0100	C	SFR	100		*RSF	356.00	229.00	12,778.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	356.00	229.00	12,778.00

Total Acres: 0.29 Total Land Value: 12,139 Market: 0 Agricultural: 0 Common: 12,139

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			155,057
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			12,139
TOTAL MARKET VALUE			167,696
SOH/AGL Deduction			0
ASSESSED VALUE			167,696
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			116,974
TOTAL JUST VALUE			167,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1484/2703	2/17/2023	WD	Q	I	01	190,000	
GRANTOR: #1 CHOICE INVESTMENTS							
GRANTEE: SCHUYLER MEGHAN							
1458/614	1/27/2022	WD	Q	I	01	61,000	
GRANTOR: CLARK DAVID WILLIAM							
GRANTEE: CHOICE INVESTMENTS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 S49 UCP= W8 S14 E8 N14\$ UOP= S14 E8 N14 W8\$ E8 S10 E15 N10 E2 N49\$.									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	356.00	229.00	12,778.00

PRINTED 09/30/2025 BY SYS