E DIV: COMM NE COR OF GOSS' ADD
FT, E 55 FT, N 91.1 FT FOR POB,
44 FT, N 106 FT TO R/W ST JOHNS,

PRY MICHAEL J/PRY ELIZABETH M
870 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

33-3S-17-13042-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

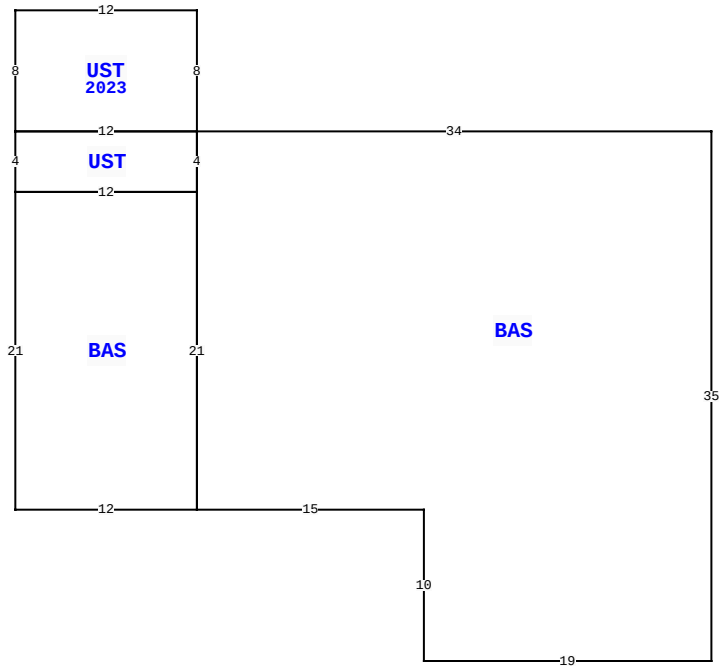
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	252	100		252	20,242
BAS	1,040	100		1,040	83,540
UST	48	45		22	1,767
UST	96	45	2023	43	3,454
TOTALS	1,436			1,357	109,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,357	110.3436	123.58	167,698	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1292 HX Base Yr 2024



870 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		109,004
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		119,254
SOH/AGL Deduction		63,353
ASSESSED VALUE		55,901
TOTAL EXEMPTION VALUE	HX HB	30,901
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047972	Solar Power Syste	19,368	08/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/515	3/08/2023	WD	Q	I	01	121,000
GRANTOR: ST.JOHNS ST LLC						
GRANTEE: PRY MICHAEL J						
1486/513	3/08/2023	QC	U	I	11	100
GRANTOR: BRAWLEY LAURIE						
GRANTEE: ST. JOHNS ST LLC						

BUILDING NOTES

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	50	2004	2004	3	50	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2004	2004	3	50	250	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S4 S21 E15 S10 E19 N35 $
BAS=[ORIG=-34,4] W12 S21 E12 N21 $
UST=[ORIG=-34,0] W12 S4 E12 N4 $
UST=[YR=2023;ORIG=-46,-8] S8 E12 N8 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 750

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-1	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

REVIEW DATE 05/05/2023 BY ME Total Acres: 0.23 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/07/2025 BY SYS