E DIV: COMM SW COR OF SE1/4 OF NW1/4, RUN N 418.6 FT, E 303.78 FT FOR POB, RUN N 311.6

ZUGARO GUIDO
1110 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

33-3S-17-13063-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

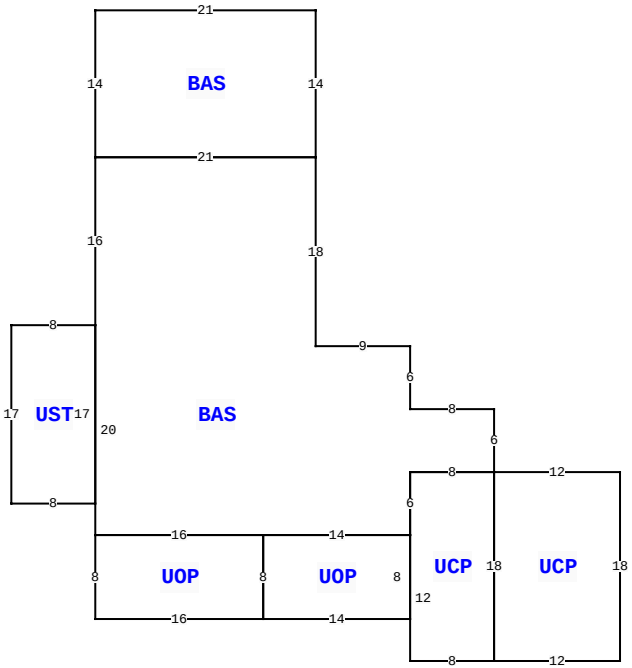
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	294	100		294	4,182
BAS	966	100		966	13,739
UCP	144	20		29	413
UCP	216	20		43	612
UOP	112	20		22	313
UOP	128	20		26	370
UST	136	45		61	868
TOTALS	1,996			1,441	20,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,441	50.7936	56.89	81,978	1940	1940	0	0	40	35.00	25.00

1 SINGLE FAM 100% - 2023 Heated Area: 1260 HX Base Yr 2023



1110 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		20,494
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,746
TOTAL MARKET VALUE		30,240
SOH/AGL Deduction		5,108
ASSESSED VALUE		25,132
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		132
TOTAL JUST VALUE		30,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1350/1282	12/21/2017	QC	U	I	11	13,000
GRANTOR: ERIC HOUSTON						
GRANTEE: GUIDO ZUGARO						
1343/0258	8/22/2017	TD	U	I	18	7,300
GRANTOR: CLERK OF COURT (HENNE						
GRANTEE: ERIC HOUSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N6 W9 N18 BAS= N14 W21 S14 E21$ W21 S16 UST= W8 S17 E8 N17$ S20 UOP= S8 E16 N8 W16$ E16 UOP= S8 E14 N8 W14$ E14 UCP= S12 E8 UCP= E12 N18 W12 S18$ N18 W8 S6$ N6E8 N6$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	-370.00	311.00	21,553.00	SF		1.00	1.00	0.48	0.95	0.45	9,746							

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.49 Total Land Value: 9,746 Market: 0 Agricultural: 0 Common: 9,746 PRINTED 11/06/2025 BY SYS