E DIV: COMM SW COR OF SE1/4 OF N
N 418.6 FT, E 93.3 FT FOR POB, R
TO S LINE OF ST JOHNS ST, E 70.3

THE 2001 DOCTOR ANGELA CHUANG LIVING TRUST DATED N
PO BOX 2072
SANTA CLARA, CA 95055

2026

33-3S-17-13074-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

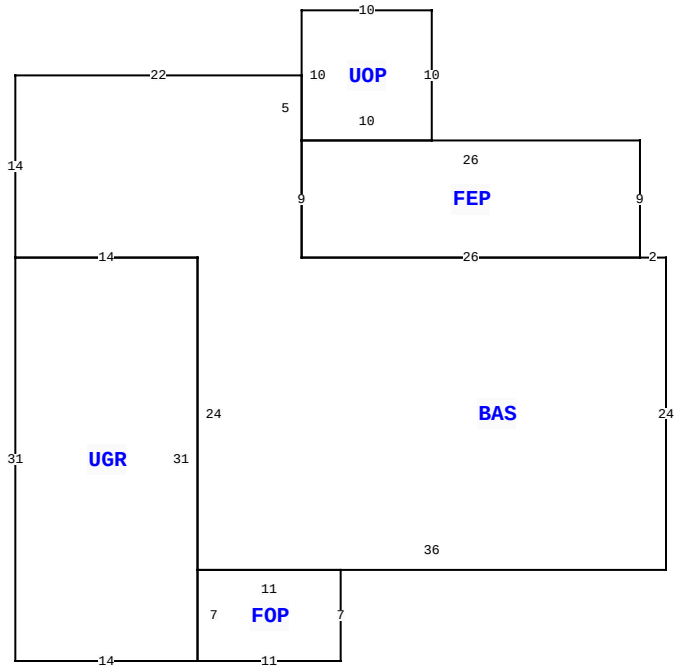
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,172	100		1,172	36,278
FEP	234	80		187	5,788
FOP	77	30		23	712
UGR	434	45		195	6,036
UOP	100	20		20	619
TOTALS	2,017			1,597	49,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,597	78.9624	88.44	141,239	1952	1985	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2023 Heated Area: 1172 HX Base Yr



1068 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	49,434
TOTAL MARKET OB/XF VALUE	9,620
TOTAL LAND VALUE - MARKET	10,042
TOTAL MARKET VALUE	69,096
SOH/AGL Deduction	0
ASSESSED VALUE	69,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,096
TOTAL JUST VALUE	69,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044235	Roof Replacement	7,000	04/21/2022
684	POOL	75	04/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/567	1/18/2022	WD	Q	I	01	79,000
GRANTOR: HENNESSEY PAUL D						
GRANTEE: THE 2001 DOCTOR ANG						
1457/1605	1/18/2022	WD	U	I	11	0
GRANTOR: HENNESSEY PAUL D AKA						
GRANTEE: THE 2001 DOCTOR ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 S14 E14 S24 E36 N24 W2 W26 N9 N5 $
UGR=[ORIG=-22,14] S31 E14 N31 W14 $
FEP=[ORIG=26,14] N9 W26 S9 E26 $
UOP=[ORIG=0,5] E10 N10 W10 S10 $
FOP=[ORIG=-8,38] S7 E11 N7 W11 $
.

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	2004	2004	3	100	600	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	0280	POOL R/CON	0	0	15	28	420.00	UT	70.00	70.00	30	2008	2008	3	30	8,820	

LAND DESCRIPTION

TOTAL OB/XF 9,620

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	-370.00	316.00	22,206.00	SF		1.00	1.00	0.48	0.95	0.45	10,042							

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.51 Total Land Value: 10,042 Market: 0 Agricultural: 0 Common: 10,042 PRINTED 11/05/2025 BY SYS