N DIV: BEG 180 FT E OF NW COR, R
S 120 FT, W 60 FT N 120 FT TO PO

306 NW MATTEWS STREET, LLC
6950 STABLE CT
ST CLOUD, FL 34771

2027

00-00-00-12218-000

BUILDING CHARACTERISTICS

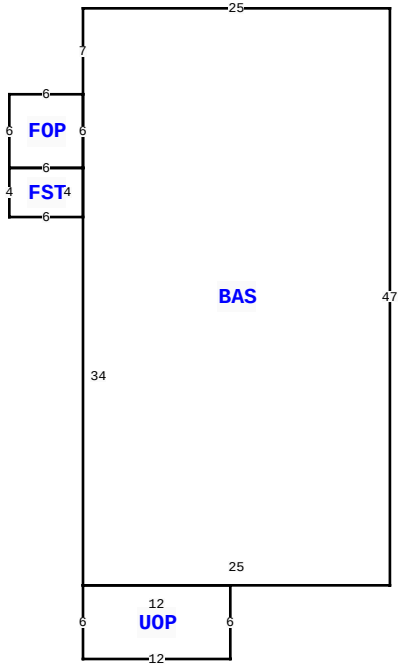
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100		1,175	62,467
FOP	36	30		11	585
FST	24	55		13	691
UOP	72	20		14	744
TOTALS	1,307			1,213	64,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	74.3580	81.79	99,211	1940	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1175 HX Base Yr



306 NW MATTHEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	64,487
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	10,800
TOTAL MARKET VALUE	75,537
SOH/AGL Deduction	0
ASSESSED VALUE	75,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,537
TOTAL JUST VALUE	75,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1143	2/24/2023	QC	U	I	11	100
GRANTOR: CHAPMAN HEATHER						
GRANTEE: 306 NW MATTEWS STRE						
1390/0240	4/23/2019	QC	U	I	11	100
GRANTOR: BEVERLY CHAPMAN						
GRANTEE: HEATHER CHAPMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25S7 FOP= W6 S6 E6 N6$S6 FST= W6 S4 E6 N4$ S34 UOP= S6 E12 N6 W12$E25 N47$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0070	CARPORT UF	0	0	24	12	1.00	UT	0.00	0.00	100	1985	1985	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 250

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	-360.00	120.00	7,200.00	SF		1.00	1.00	1.00	1.50	1.50	10,800							

REVIEW DATE 11/02/2015 BY DF Total Acres: 0.17 Total Land Value: 10,800 Market: 0 Agricultural: 0 Common: 10,800 PRINTED 11/17/2026 BY SYS