

W DIV: BEG AT A PT 184 FT W &
432.6 FT S OF NE COR OF BLOCK
K, RUN S 321.5 FT TO N LINE OF

LEWIS RAYMOND H/LEWIS SUSAN B
540 SW ST JOHNS STREET
LAKE CITY, FL 32025-5217

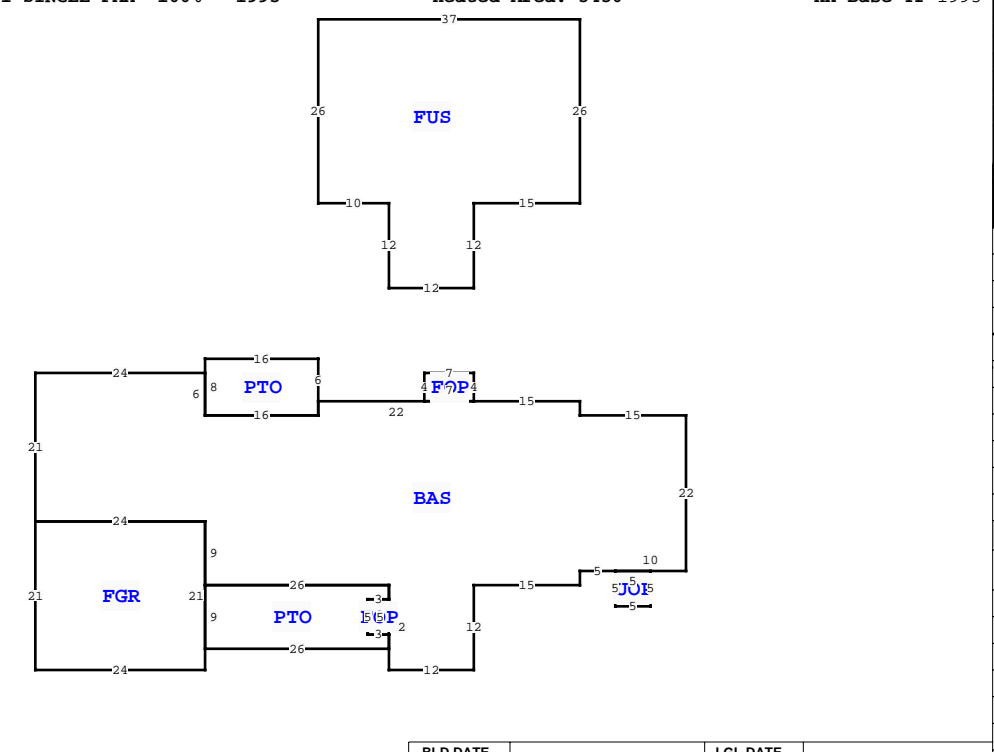
2026

00-00-00-12370-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,741	94.4150	105.74	395,573	1940	1960		0	0	35.00 65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			257,122
TOTAL MARKET OB/XF VALUE			6,200
TOTAL LAND VALUE - MARKET			198,372
TOTAL MARKET VALUE			461,694
SOH/AGL Deduction			189,454
ASSESSED VALUE			272,240
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			215,829
TOTAL JUST VALUE			461,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,240



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		840317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100		2,324	159,731
FGR	504	55		277	19,039
FOP	15	30		4	275
FOP	28	30		8	550
FUS	1,106	100		1,106	76,016
PTO	128	5		6	412
PTO	219	5		11	756
UOP	25	20		5	344
TOTALS	4,349			3,741	257,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045988	Roof Replacement	18,405	11/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/0137	8/30/1994	WD	U	I	35	162,000

GRANTOR: MATTIE BRUCE IVES & R
GRANTEE: RAYMOND H & SUSAN B

EXTRA FEATURES		540 SW SAINT JOHNS ST, LAKE CITY														
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
1	0080	DECKING	0	100	0	0	UT	1.50	1.50	50	1993	1993	3	50	876	
2	0294	SHED WOOD/	0	100	12	34	UT	2.00	2.00	100	1993	1993	3	100	816	
3	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1993	1993	3	100	1,758	
4	0170	FPLC 2STRY	0	100	0	0	UT	2,750.00	2,750.00	100	1996	1996	3	100	2,750	

TOTAL OB/XF		6,200																					
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		*RMF-1	0.00	0.00	65,340.00	SF		1.00	1.00	0.39	5.50	2.16	140,873							
2	0100	C SFR	100		*RMF-1	0.00	0.00	65,340.00	SF		1.00	1.00	0.80	1.10	0.88	57,499							

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS= W15 N2 W15 FOP= N4 W7 S4 E7\$ W22 PTO= N6 W16 S8 E16N2\$ S2 W16 N6 W24 S21 FGR= S21 E24 N21 W24\$ E24 S9 PTO= S9 E26 N2 FOP= N5 W3 S5 E3\$ W3 N5 E3 N2 W26\$ E26 S12 E12 N12 E15 N2 E5 UOP= S5 E5 N5 W5\$ E10 N22\$ PTR=N30 W15 FUS= N26 W37 S26 E10 S12 E12 N12 E15 \$ S30 E15\$.</p>	

LAND DESCRIPTION		TOTAL OB/XF		6,200																			
1	0100	C	SFR	100		*RMF-1	0.00	0.00	65,340.00	SF		1.00	1.00	0.39	5.50	2.16	140,873						
2	0100	C	SFR	100		*RMF-1	0.00	0.00	65,340.00	SF		1.00	1.00	0.80	1.10	0.88	57,499						