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

2027

00-00-00-12370-000

BUILDING CHARACTERISTICS

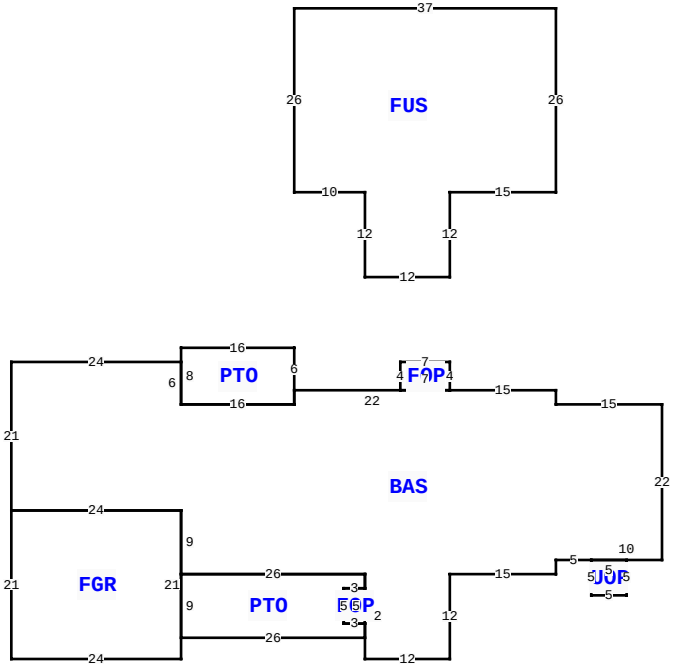
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	156,891
FGR	504	55		277	18,700
FOP	15	30		4	270
FOP	28	30		8	540
FUS	1,106	100		1,106	74,665
PTO	128	5		6	405
PTO	219	5		11	742
UOP	25	20		5	337
TOTALS	4,349			3,741	252,551

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	103.86	388,540	1940	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 3430 HX Base Yr 1995



540 SW SAINT JOHNS ST, LAKE CITY

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

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	0080	DECKING	0	100	0	0	1,168.00	UT	1.50	1.50	50	1993	1993	3	50	876	
2	0294	SHED WOOD/	0	100	12	34	408.00	UT	2.00	2.00	100	1993	1993	3	100	816	
3	0166	CONC,PAVMT	0	100	0	0	1,172.00	UT	1.50	1.50	100	1993	1993	3	100	1,758	
4	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1996	1996	3	100	2,750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		252,551
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		198,372
TOTAL MARKET VALUE		457,123
SOH/AGL Deduction		176,716
ASSESSED VALUE		280,407
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		223,996
TOTAL JUST VALUE		457,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,694

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

BUILDING NOTES

BUILDING DIMENSIONS

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$.

LAND DESCRIPTION

TOTAL OB/XF 6,200

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		*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							

REVIEW DATE 12/21/2022 BY JS Total Acres: 3.00 Total Land Value: 198,372 Market: 0 Agricultural: 0 Common: 198,372 PRINTED 11/17/2026 BY SYS