W DIV: COMM SW COR BLOCK K, RUN
125.93 FT FOR POB, CONT N 84.07
S 92.71 FT, W 69.89 FT TO POB.

ROCHE JACOB
P O BOX 383
LAKE CITY, FL 32056

2026

00-00-00-12384-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

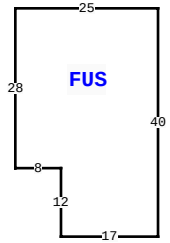
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

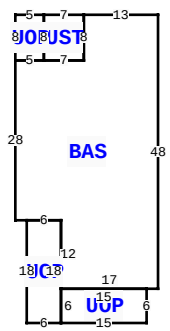
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	28,746
FUS	904	100		904	25,780
UOP	40	20		8	228
UOP	90	20		18	513
UOP	108	20		22	628
UST	56	45		25	713
TOTALS	2,206			1,985	56,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,985	45.4818	51.85	102,922	1928	1928	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 1912 HX Base Yr





512 SW 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	56,607
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	5,890
TOTAL MARKET VALUE	63,797
SOH/AGL Deduction	0
ASSESSED VALUE	63,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,797
TOTAL JUST VALUE	63,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1597	12/10/2021	WD	Q	I	01	45,000
GRANTOR: CHELANY PROPERTIES LL						
GRANTEE: ROCHE JACOB						
1173/0832	5/18/2009	WD	U	I	11	100
GRANTOR: BRYAN & TERESA BOYETT						
GRANTEE: CHELANY PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UST= W7 S8 E7 N8$ S8 W7 UOP= N8 W5 S8 E5$ W5 S28 E2
UOP= S18 E6 N18 W6$ E6S12 UOP= S6 E15 N6 W15$ E17 N48$
PTR=N20 FUS= N40 W25 S28E8 S12 E17$ S20$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		*RMF-1	0.00	0.00	6,200.00	SF		1.00	1.00	1.00	0.95	0.95	5,890							

REVIEW DATE 12/20/2021 BY CP Total Acres: 0.14 Total Land Value: 5,890 Market: 0 Agricultural: 0 Common: 5,890 PRINTED 05/08/2026 BY SYS