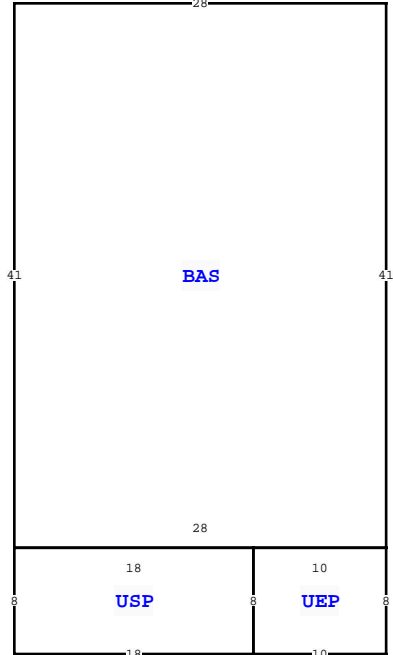


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1148	HX Base Yr



Quality	01	01			
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	1,148	100		1,148	48,913
UEP	80	60		48	2,045
USP	144	35		50	2,131
TOTALS	1,372			1,246	53,089

307 SW SAINT JOHNS ST, LAKE CITY

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

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	0070	CARPORT UF	0	0	0	0		0.00	100	2011	2011	3	100	50	

TOTAL OB/XF 50

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	1.50	1.50	8,268							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			53,089
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			8,268
TOTAL MARKET VALUE			61,407
SOH/AGL Deduction			0
ASSESSED VALUE			61,407
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			61,407
TOTAL JUST VALUE			61,407
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3890	ADDN SFR	175	08/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/2356	8/07/2024	WD U	I	I	37	58,500
GRANTOR: HOME DISCOUNTERS, LLC						
GRANTEE: WILSON FRANK						
1520/1125	7/17/2024	CT U	I	I	18	23,000
GRANTOR: CLERK OF COURT						
GRANTEE: HOME DISCOUNTERS, L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S41 USP= S8 E18 UEP= E10 N8 W10 S8\$ N8 W18\$ E28 N41\$.	