W DIV: BEG NE COR BLOCK 13, RUN JOHNS ST, S 210 FT TO MONROE ST, MONROE ST TO SE COR BLOCK 13, N

SOTO-NAZARIO LUIS A/SOTO-NAZARIO EVELYN
374 SW SAINT JOHNS ST
LAKE CITY, FL 32025

2027

00-00-00-12441-001

BUILDING CHARACTERISTICS

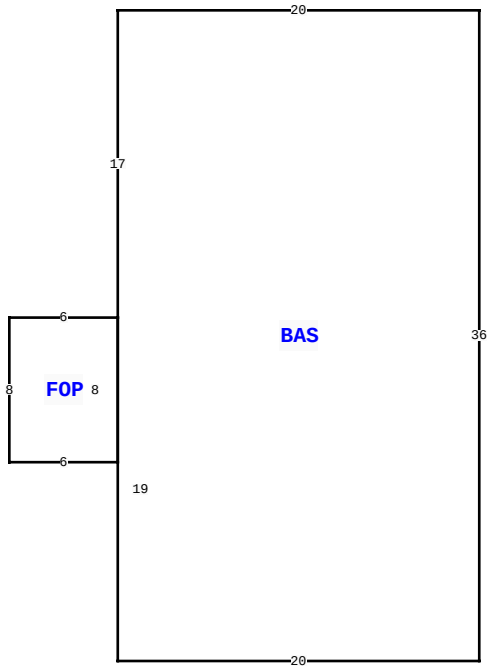
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	04	04
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	720	100		720	39,424
FOP	48	30		14	766
TOTALS	768			734	40,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	76.5824	84.24	61,832	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 720 HX Base Yr



374 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	40,191
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	8,925
TOTAL MARKET VALUE	49,216
SOH/AGL Deduction	0
ASSESSED VALUE	49,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,216
TOTAL JUST VALUE	49,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1936	11/03/2026	WD	Q	I	01	145,000
GRANTOR: SAMSUM LLC						
GRANTEE: SOTO-NAZARIO LUIS A						
1504/2029	11/30/2023	WD	Q	I	05	335,000
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: SAMSUM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S17 FOP= W6 S8 E6 N8$ S19 E20 N36$.

LAND DESCRIPTION

TOTAL OB/XF 100

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		A-1	70.00	90.00	6,300.00	SF		1.00	1.00	1.00	1.25	1.25	7,875							
2	0000	C	VAC RES	0		A-1	0.00	0.00	8,400.00	SF		1.00	1.00	0.10	1.25	0.13	1,050							

REVIEW DATE 12/27/2023 BY TP Total Acres: 0.34 Total Land Value: 8,925 Market: 0 Agricultural: 0 Common: 8,925 PRINTED 11/17/2026 BY SYS