

C DIV S 125 FT OF W 1/2 OF LOT 2
 DIV & BEG SE COR BLK 35, CENTRAL
 LINE BLK 35, 104.40 FT W 100 FT,

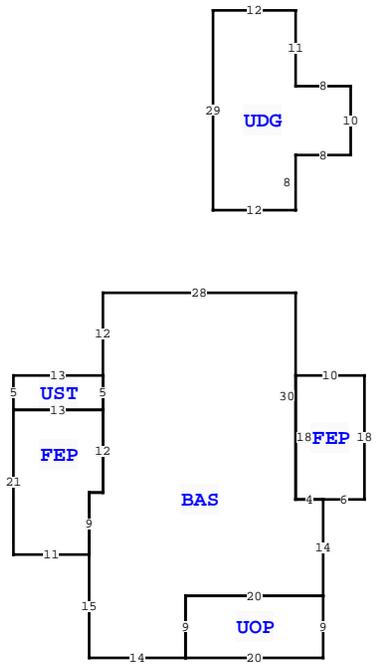
PIERCE TERESA NICOLE
 209 SE SAINT JOHNS ST
 LAKE CITY, FL 32025

2026

00-00-00-12738-002

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04		SINGLE SID	90	
Exterior Wall	15		CONC BLOCK	10	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	03		PLASTER	100	
Interior Floor	14		CARPET	90	
Interior Floor	06		VINYL ASB	10	
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	03		03	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC	850317.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100		1,444	101,585
FEP	180	80		144	10,130
FEP	255	80		204	14,351
UDG	428	55		235	16,532
UOP	180	20		36	2,532
UST	65	45		29	2,040
TOTALS	2,552			2,092	147,171

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,092	94.9410	108.23	226,417	1945	1945		0	0	35.00	65.00
1 SINGLE FAM			100% - 2023	Heated Area: 1444			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			147,171
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			22,346
TOTAL MARKET VALUE			169,517
SOH/AGL Deduction			20,190
ASSESSED VALUE			149,327
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			97,916
TOTAL JUST VALUE			169,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1228	7/15/2021	WD	Q	I	01	135,000
GRANTOR: JOHNDROW SCOTT H &						
GRANTEE: PIERCE TERESA NICOL						
1348/1843	11/17/2017	WD	Q	I	01	87,000
GRANTOR: SOR POPERTIES LLC						
GRANTEE: SCOTT H JOHNDROW &						

EXTRA FEATURES																
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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W28 S12 UST= W13 S5 E13 N5\$ S5FEP= W13 S21 E11 N9 E2 N12\$ S12 W2 S9 S15 E14 UOP= E20 N9W20 S9\$ N9 E20 N14 FEP= E6 N18 W10 S18 E4\$ W4 N30\$ PTR= N30 UDG= N11 W12 S29 E12 N8 E8 N10 W8\$ S30\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	100		RO	205.00	115.00	23,522.40	SF		1.00	1.00	1.00	0.95	0.95	22,346							