C DIV: BEG ON THE S R/W LINE ST AT A PT 125 FT E OF THE E LINE O ST, RUN S 105 FT, E 85 FT, N 105

**REESE DONNA MCMULLEN**
184 SE ST JOHNS STREET
LAKE CITY, FL 32025

**2027**

**00-00-00-12772-000**

## BUILDING CHARACTERISTICS

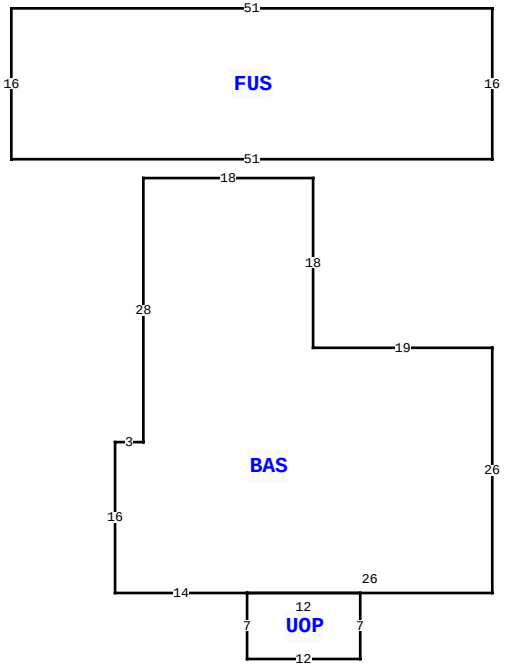
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,334 | 100 | | 1,334 | 97,167 |
| FUS | 816 | 100 | | 816 | 59,437 |
| UOP | 84 | 20 | | 17 | 1,238 |
| TOTALS | 2,234 | | | 2,167 | 157,842 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,167 | 101.8710 | 112.06 | 242,834 | 1920 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 2150 HX Base Yr 2007




184 SE SAINT JOHNS ST, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,842 |
| TOTAL MARKET OB/XF VALUE | | 1,550 |
| TOTAL LAND VALUE - MARKET | | 13,388 |
| TOTAL MARKET VALUE | | 172,780 |
| SOH/AGL Deduction | | 77,121 |
| ASSESSED VALUE | | 95,659 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 44,248 |
| TOTAL JUST VALUE | | 172,780 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 175,654 |

SALE:2:1: ORDER OF SUMMARY ADMINISTRATION-INTESTAT

SALE:1:1: PART BLK 45 CENTRAL DIV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1411/0885 | 4/01/2020 | QC | U | I | 11 | 100 |
| GRANTOR: DONNA MCMULLEN REESE | | | | | | |
| GRANTEE: DONNA MCMULLEN REES | | | | | | |
| 1043/1844 | 4/15/2005 | WD | Q | I | | 90,000 |
| GRANTOR: CHRISTY SKETTINI & VI | | | | | | |
| GRANTEE: DONNA L MCMULLEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 N18 W18 S28 W3 S16 E14 UOP= S7 E12 N7 W12$ E26 N26$
PTR= N20 FUS= N16 W51 S16 E51$ 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 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 1,200 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| 3 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,550

| 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 | | *RSF | -385.00 | 105.00 | 8,925.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 13,388 | | | | | | | |

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.20 Total Land Value: 13,388 Market: 0 Agricultural: 0 Common: 13,388 PRINTED 11/17/2026 BY SYS