

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

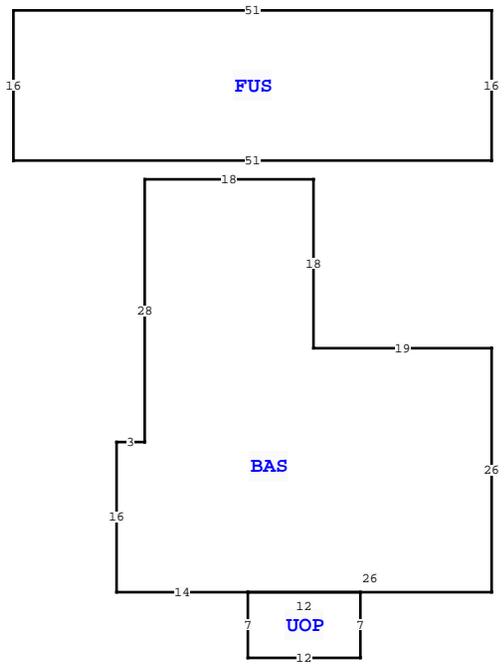
REESE DONNA MCMULLEN  
 184 SE ST JOHNS STREET  
 LAKE CITY, FL 32025

**2026**

00-00-00-12772-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,334	100	
FUS	816	100	
UOP	84	20	
TOTALS	2,234		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2007		251,654	1920	1985	0	0	35.00	65.00
Heated Area: 2150						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		163,575
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		8,479
TOTAL MARKET VALUE		173,604
SOH/AGL Deduction		80,731
ASSESSED VALUE		92,873
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,462
TOTAL JUST VALUE		173,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,745

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						

EXTRA FEATURES		184 SE SAINT JOHNS ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
2	0163	PRCH, USP	0 100
1	0169	FENCE/WOOD	0 100
3	0140	CLFENCE 6	0 100
4	0169	FENCE/WOOD	0 100

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
2	0163	PRCH, USP	0	100	0	0	0	0	0.00	100	2011	2011	3	100	1,200	
1	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2011	2011	3	100	50	
3	0140	CLFENCE 6	0	100	0	0	0	0	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2016	2016	3	100	200	

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\$.

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		*RSF-	385.00	105.00	8,925.00	SF		1.00	1.00	1.00	0.95	0.95	8,479							