E DIV: E1/2 BLOCK 259.

ORB 595-749-50, 647-308-11, 828-

CHAPMAN ANDREA
174 NW HARRIS LAKE DR
LAKE CITY, FL 32024

2027

00-00-00-13239-000

BUILDING CHARACTERISTICS

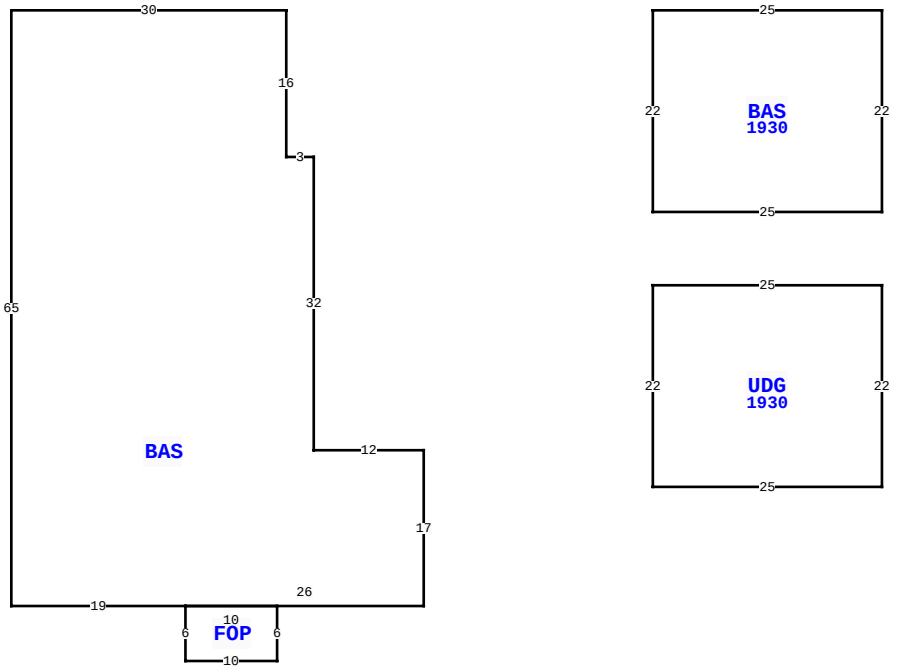
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100		2,301	168,171
BAS	550	100	1930	550	40,197
FOP	60	30		18	1,316
UDG	550	55	1930	302	22,072
TOTALS	3,461			3,171	231,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,171	102.2200	112.44	356,547	1927	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2851 HX Base Yr



235 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	231,756
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	256,956
SOH/AGL Deduction	0
ASSESSED VALUE	256,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,956
TOTAL JUST VALUE	256,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047538	Roof Replacement	17,351	06/23/2023
1240	ADDN SFR	250	05/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/2565	6/22/2021	WD	Q	I	01	200,000
GRANTOR: OLIN JAMES						
GRANTEE: CHAPMAN ANDREA						
1148/2265	4/21/2008	WD	Q	I		179,000
GRANTOR: ROBERT & GLENDA REED						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S65 E19 E26 N17 W12 N32 W3 N16 $
FOP=[ORIG=-11,65] S6 E10 N6 W10 $
BAS=[YR=1930;ORIG=40,0] S22 E25 N22 W25 $
UDG=[YR=1930;ORIG=40,30] S22 E25 N22 W25 $
.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		00	0.00	0.00	17,500.00	SF		1.00	1.00	1.00	1.25	1.25	21,875							
2	0000	C	VAC RES	0		00	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	1.25	1.25	3,125							

REVIEW DATE 07/27/2023 BY jerry Total Acres: 0.46 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS