E DIV: W1/2 BLOCK 259, EX S 125
433-508, DC 716-161, 958-2360, W

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

2027

00-00-00-13240-000

BUILDING CHARACTERISTICS

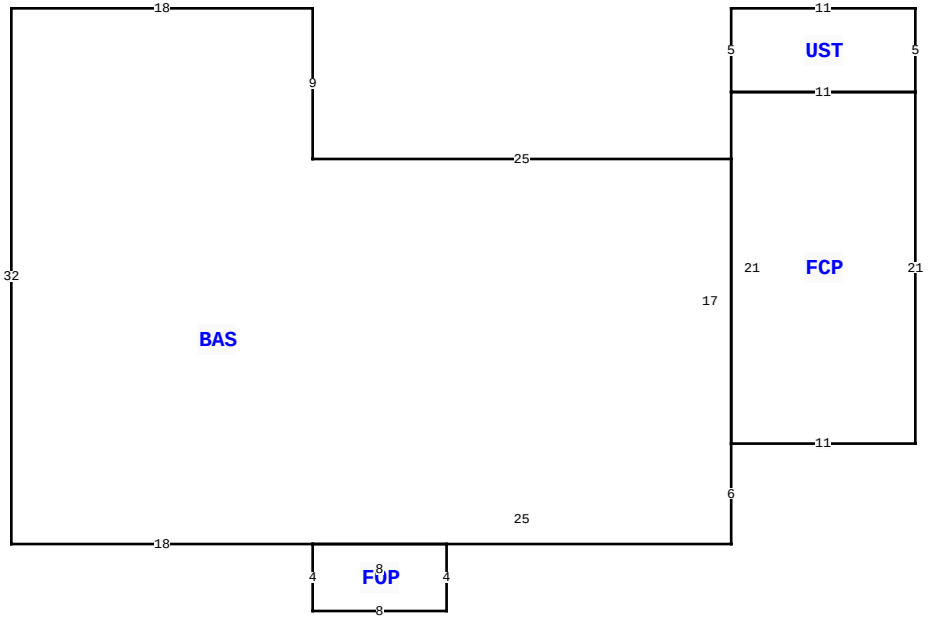
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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		860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100		1,151	118,638
FCP	231	25		58	5,978
FOP	32	30		10	1,031
UST	55	45		25	2,577
TOTALS	1,469			1,244	128,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	115.3280	126.86	157,814	1955	2010	0	0	0	18.75	81.25

2 SINGLE FAM 0% - 2022 Heated Area: 1151 HX Base Yr



216 SE NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	128,224
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	12,442
TOTAL MARKET VALUE	144,766
SOH/AGL Deduction	0
ASSESSED VALUE	144,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,766
TOTAL JUST VALUE	144,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046352	Remodel	6,000	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/435	7/22/2021	WD	Q	I	01	125,000
GRANTOR: JOHNDROW SCOTT HAROLD						
GRANTEE: PIERCE TERESA NICOL						
1348/1862	11/17/2017	WD	Q	I	01	60,000
GRANTOR: SOR PROPERTIES LLC						
GRANTEE: SCOTT HAROLD JOHNDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N9 W18 S32 E18 FOP= S4 E8 N4 W8$ E25 N6 FCP= E11 N21
UST= N5 W11 S5 E11$ W11 S21$ N17$.

LAND DESCRIPTION

TOTAL OB/XF 4,100

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		00	0.00	0.00	8,295.00	SF		1.00	1.00	1.00	1.50	1.50	12,442							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.19 Total Land Value: 12,442 Market: 0 Agricultural: 0 Common: 12,442 PRINTED 11/17/2026 BY SYS