E DIV: S1/2 OF E1/2 OF BLK 260.
312-592, 593-741, 768-133, 976-1

BRYAN JENNIFER LYNN
281 SE ST JOHNS ST
LAKE CITY, FL 32025

2027

00-00-00-13241-000

BUILDING CHARACTERISTICS

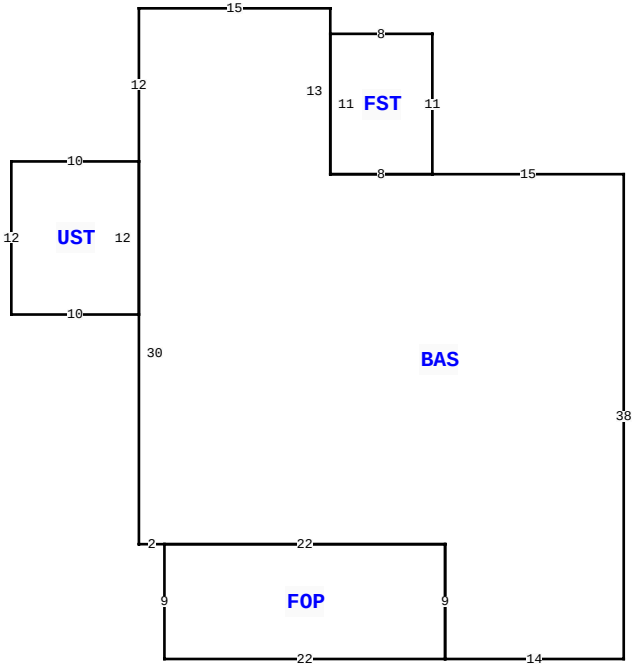
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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		860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100		1,423	83,440
FOP	198	30		59	3,459
FST	88	55		48	2,815
UST	120	45		54	3,166
TOTALS	1,829			1,584	92,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	82.0080	90.21	142,893	1900	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1423 HX Base Yr



281 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	92,880
TOTAL MARKET OB/XF VALUE	1,225
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	109,105
SOH/AGL Deduction	0
ASSESSED VALUE	109,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,105
TOTAL JUST VALUE	109,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/898	9/02/2025	QC	U	I	11	100
GRANTOR: DANYLSZYN MYRON						
GRANTEE: BIG ROON, LLC						
1550/896	8/31/2025	QC	U	I	11	100
GRANTOR: MARSHALL LIDIA						
GRANTEE: BIG ROON, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FST= N11 W8 S11 E8$W8 N13 W15 S12 UST= W10 S12 E10 N12$ S30 E2 FOP= S9 E22N9 W22$ E22 S9 E14 N38$.

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	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	475	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,225

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	10,000.00	SF		1.00	1.00	1.00	1.50	1.50	15,000							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.23 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS