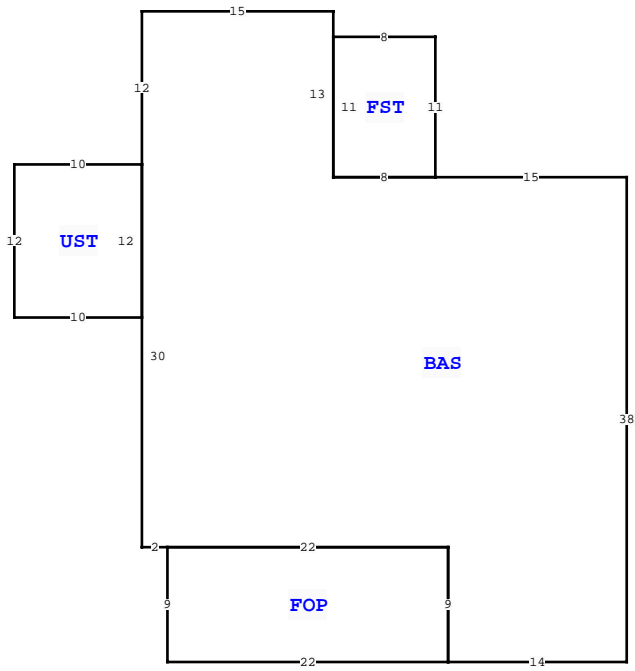


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	04	SINGLE SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	80		
Interior Wall	02	WALL BD/WD	20		
Interior Floo	14	CARPET	100		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	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	84,957
FOP	198	30		59	3,522
FST	88	55		48	2,866
UST	120	45		54	3,224
TOTALS	1,829			1,584	94,568

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	91.85	145,490	1900	1985	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1423 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			94,568
TOTAL MARKET OB/XF VALUE			1,225
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			110,793
SOH/AGL Deduction			0
ASSESSED VALUE			110,793
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,793
TOTAL JUST VALUE			110,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,293

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						

EXTRA FEATURES																
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
1	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	100	0	0	3	100	475	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	100	2011	2011	3	100	500	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	200	

TOTAL OB/XF												
281 SE SAINT JOHNS ST, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/12/2026			MLU						

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\$.												

LAND DESCRIPTION																								
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	0		00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	1.50	1.50	15,000							