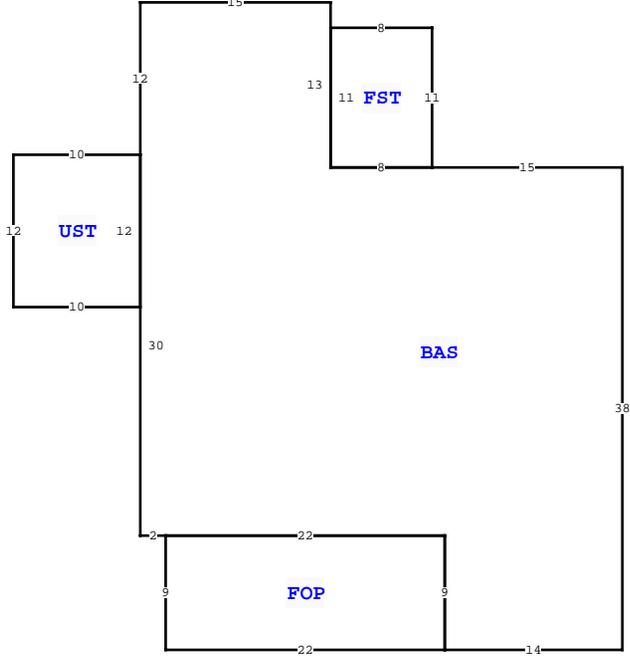


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	04 SINGLE SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	05 DRYWALL 80				
Interior Wall	02 WALL BD/WD 20				
Interior Floo	14 CARPET 100				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 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	86,473
FOP	198	30		59	3,585
FST	88	55		48	2,917
UST	120	45		54	3,281
TOTALS	1,829			1,584	96,257

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	93.49	148,088	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			96,257
TOTAL MARKET OB/XF VALUE			1,225
TOTAL LAND VALUE - MARKET			9,500
TOTAL MARKET VALUE			106,982
SOH/AGL Deduction			0
ASSESSED VALUE			106,982
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			106,982
TOTAL JUST VALUE			106,982
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	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	

TOTAL OB/XF													
281 SE SAINT JOHNS ST, LAKE CITY													
1,225													

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	0.95	0.95	9,500							