E DIV: BEG 68.5 FT W OF SE COR, 98 FT, E 68.5 FT, S 98 FT TO POB

DO TONY PHUC HOANG/DO JUBILEE LUCY
363 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2027

00-00-00-13251-000

BUILDING CHARACTERISTICS

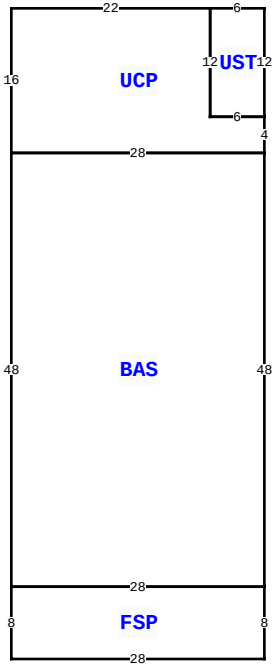
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,344	100		1,344	127,935
FSP	224	40		90	8,567
UCP	376	20		75	7,139
UST	72	45		32	3,046
TOTALS	2,016			1,541	146,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,541	115.3845	126.92	195,584	1924	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1344 HX Base Yr 2025



363 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		146,688
TOTAL MARKET OB/XF VALUE		1,450
TOTAL LAND VALUE - MARKET		9,996
TOTAL MARKET VALUE		158,134
SOH/AGL Deduction		0
ASSESSED VALUE		158,134
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,723
TOTAL JUST VALUE		158,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045136	Roof Replacement	10,050	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1150	5/28/2024	WD	U	I	41	215,000
GRANTOR: SMITH JAMES B						
GRANTEE: DO TONY PHUC HOANG						
1474/1338	8/30/2022	WD	Q	I	01	95,000
GRANTOR: GERMAIN TAMMY L						
GRANTEE: SMITH JAMES B						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N12 W6 S12 E6$ UCP= W6 N12 W22 S16 E28 BAS= W28 S48 FSP= S8 E28 N8 W28$ E28 N48$ N4$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	100		*RSF	-368.00	98.00	6,664.00	SF		1.00	1.00	1.00	1.50	1.50	9,996							

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.15 Total Land Value: 9,996 Market: 0 Agricultural: 0 Common: 9,996 PRINTED 11/17/2026 BY SYS