E DIV: BEG SW COR, RUN E 74.5 FT
76.5 FT, S 102 FT TO POB. (BLOCK

HANCE JAMES/HANCE MALLORY
349 SE SAINT JOHNS ST
LAKE CITY, FL 32055

2027

00-00-00-13252-000

BUILDING CHARACTERISTICS

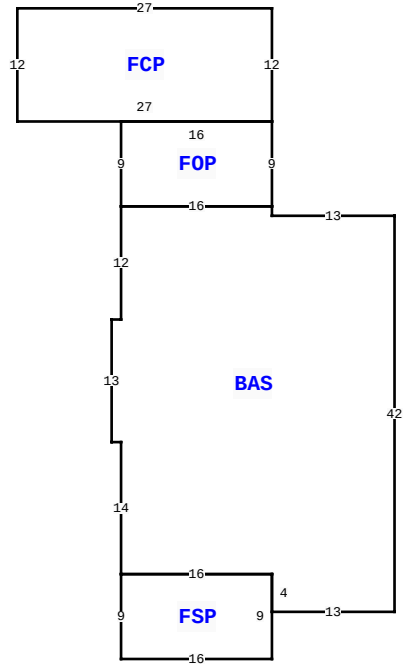
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	04	04
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	1,183	100		1,183	79,394
FCP	324	25		81	5,436
FOP	144	30		43	2,886
FSP	144	40		58	3,893
TOTALS	1,795			1,365	91,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,365	93.8600	103.25	140,936	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1183 HX Base Yr 2025



349 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		91,608
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		11,466
TOTAL MARKET VALUE		104,874
SOH/AGL Deduction		0
ASSESSED VALUE		104,874
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,463
TOTAL JUST VALUE		104,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00246			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1967	3/15/2024	WD	Q	I	01	100,000
GRANTOR: LOMBARDI ORESTE						
GRANTEE: HANCE JAMES						
0984/0632	5/21/2003	WD	Q	I		47,000
GRANTOR: NORBIE & MARTHA ANN R						
GRANTEE: ORESTE & NANCY E LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N1 FOP= N9 FCP= N12 W27 S12 E27$ W16 S9 E16$ W16 S12 W1 S13 E1 S14 FSP= S9E16 N9 W16$ E16 S4 E13 N42$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	24	12	1.00	UT	0.00	0.00	100	0	0	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	-375.00	101.00	7,644.00	SF		1.00	1.00	1.00	1.50	1.50	11,466							

REVIEW DATE 03/22/2024 BY TP Total Acres: 0.18 Total Land Value: 11,466 Market: 0 Agricultural: 0 Common: 11,466 PRINTED 11/17/2026 BY SYS