E DIV: E1/2 BLOCK 269.

531-216, 559-235, 676-194, WD 12

GILLIAM TIFFANY LOVE/GILLIAM TIMOTHY E
278 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2027

00-00-00-13285-000

BUILDING CHARACTERISTICS

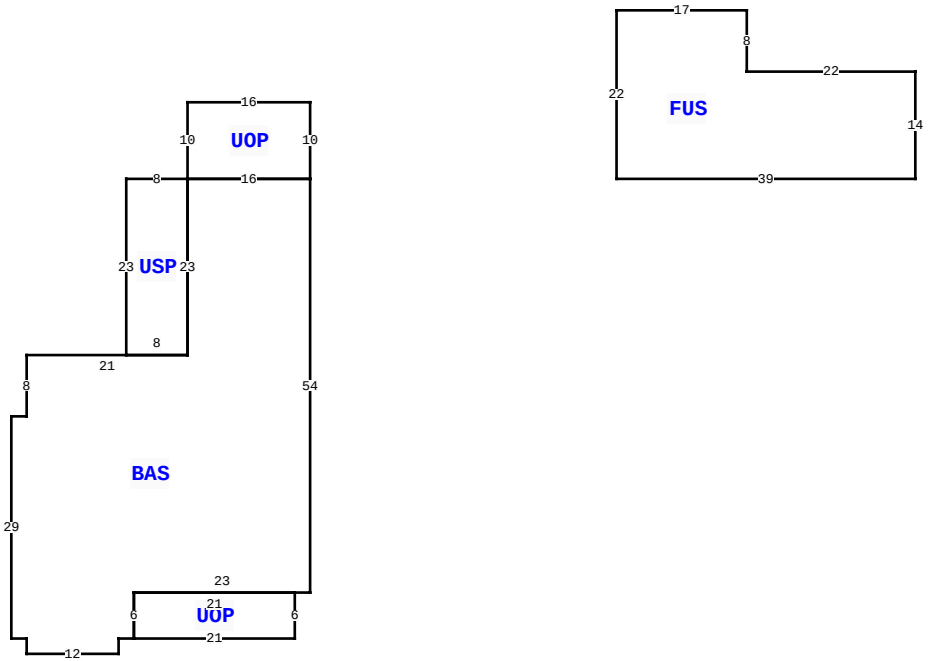
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,681	100		1,681	99,617
FUS	682	100		682	40,416
UOP	126	20		25	1,481
UOP	160	20		32	1,896
USP	184	35		64	3,793
TOTALS	2,833			2,484	147,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,484	82.8860	91.17	226,466	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2363 HX Base Yr 2020



278 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		147,203
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		175,853
SOH/AGL Deduction		56,789
ASSESSED VALUE		119,064
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,653
TOTAL JUST VALUE		175,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,534

SALE:1:1: E1/2 BLOCK 269 E DIV. ASSESSED $ 39600.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0330	5/20/2019	WD	Q	I	01	100,000
GRANTOR: CONRAD HANNA & BARBAR						
GRANTEE: TIFFANY LOVE GILLIA						
1284/2234	9/30/2014	WD	U	I	11	100
GRANTOR: CONRAD HANNA & BARBAR						
GRANTEE: CONRAD HANNA & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W16 S10 E16$ BAS= W16 USP= W8 S23 E8 N23$ S23 W21 S8 W2 S29 E2 S2 E12 N2 E2 UOP= E21 N6 W21 S6$ N6 E23 N54$ PTR=E40 FUS= E39 N14 W22 N8 W17 S22 $ W40$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		00	0.00	0.00	21,000.00	SF		1.00	1.00	1.00	1.25	1.25	26,250							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.48 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2026 BY SYS