E DIV: BEG NW COR, RUN E 150 FT, 23.1 FT, S 80 FT, W 127 FT, N 20 POB. (BLOCK 270)

ANDERSON DEVON R/ANDERSON LYDIA B
302 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2027

00-00-00-13287-000

BUILDING CHARACTERISTICS

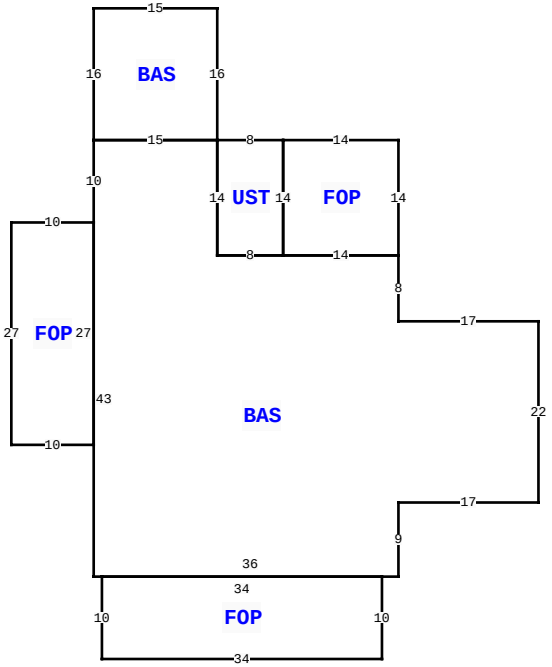
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	240	100		240	12,275
BAS	2,027	100		2,027	103,670
FOP	196	30		59	3,017
FOP	270	30		81	4,143
FOP	340	30		102	5,217
UST	112	45		50	2,558
TOTALS	3,185			2,559	130,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,559	84.5397	92.99	237,961	1920	1920	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 2267 HX Base Yr 2025



302 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		130,879
TOTAL MARKET OB/XF VALUE		9,332
TOTAL LAND VALUE - MARKET		27,001
TOTAL MARKET VALUE		167,212
SOH/AGL Deduction		0
ASSESSED VALUE		167,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,801
TOTAL JUST VALUE		167,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1960	6/21/2024	WD	Q	I	01	199,900
GRANTOR: HUNTER ALAN J						
GRANTEE: ANDERSON DEVON R						
1511/1888	4/03/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WILBU						
GRANTEE: HUNTER GLENN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 N8 W14 W8 N14 W15 S10 S43 E1 E36 N9 E17 N22 $
FOP=[ORIG=-53,31] S10 E34 N10 W34 $
FOP=[ORIG=-54,-12] W10 S27 E10 N27 $
BAS=[ORIG=-39,-22] N16 W15 S16 E15 $
FOP=[ORIG=-17,-8] N14 W14 S14 E14 $
UST=[ORIG=-31,-8] N14 W8 S14 E8 $
.

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	1,131	
2	0294	SHED WOOD/	0	100	14	26	1.00	UT	0.00	0.00	100	0	0	3	100	1,201	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
7	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 9,332

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-3	127.00	205.00	25,993.00	SF		1.00	1.00	0.85	1.10	0.94	24,303							
2	0100	C	SFR	100		*RSF-3	23.00	125.00	2,886.00	SF		1.00	1.00	0.85	1.10	0.94	2,698							

REVIEW DATE 12/13/2024 BY JS Total Acres: 0.66 Total Land Value: 27,001 Market: 0 Agricultural: 0 Common: 27,001 PRINTED 11/17/2026 BY SYS