E DIV: COMM SE COR OF S1/2 OF BL
N 100 FT FOR POB, RUN W 50 FT, S
FT, N 100 FT TO POB.

CAMPBELL LARRY/HOOPER BETTY
671 SE SAINT JOHNS ST
LAKE CITY, FL 32025

**2027**

**00-00-00-13338-000**

## BUILDING CHARACTERISTICS

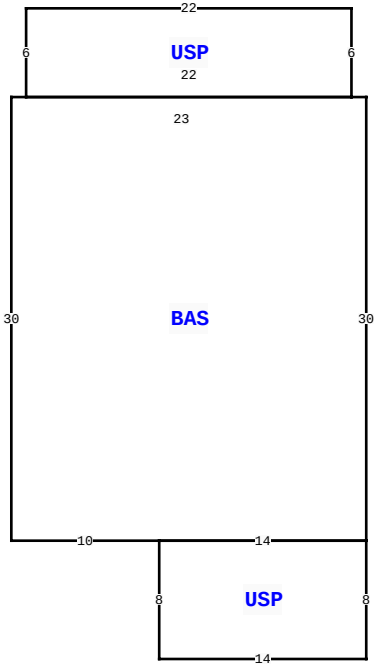
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 720 | 100 | | 720 | 37,127 |
| USP | 112 | 35 | | 39 | 2,011 |
| USP | 132 | 35 | | 46 | 2,372 |
| TOTALS | 964 | | | 805 | 41,510 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 805 | 72.1224 | 79.33 | 63,861 | 1930 | 1930 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2014 Heated Area: 720 HX Base Yr 2014




671 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 | 0296 | SHED METAL | 0 | 100 | 12 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 41,510 |
| TOTAL MARKET OB/XF VALUE | 100 |
| TOTAL LAND VALUE - MARKET | 7,500 |
| TOTAL MARKET VALUE | 49,110 |
| SOH/AGL Deduction | 21,138 |
| ASSESSED VALUE | 27,972 |
| TOTAL EXEMPTION VALUE | HX HB 25,000 |
| BASE TAXABLE VALUE | 2,972 |
| TOTAL JUST VALUE | 49,110 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 49,868 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1200/2332 | 8/31/2010 | WD | U | I | 12 | 28,000 |
| GRANTOR: PEOPLES STATE BANK | | | | | | |
| GRANTEE: LARRY CAMPBELL & BE | | | | | | |
| 1197/0049 | 6/22/2010 | QC | U | I | 11 | 88,400 |
| GRANTOR: LAKE CITY INVESTMENTS | | | | | | |
| GRANTEE: PEOPLES STATE BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W1 USP= N6 W22 S6 E22$W23 S30 E10 USP= S8 E14 N8 W14$
E14 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 100

| 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 | -350.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 7,500 | | | | | | | |

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/17/2026 BY SYS