E DIV: S1/2 OF E1/2 BLOCK 296 EX THAT PORTION BLOCK 297 AS LIES B BLOCK 296 & ST JOHNS ST. ALSO SE

HIERS SIMMIE
695 SE ST JOHNS ST
LAKE CITY, FL 32025

**2027**

**00-00-00-13348-000**

## BUILDING CHARACTERISTICS

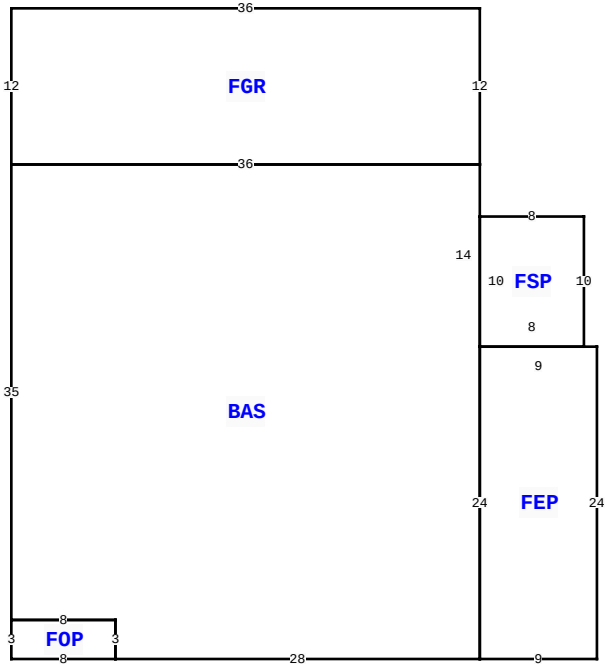
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| 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 | 1,344 | 100 | | 1,344 | 95,589 |
| FEP | 216 | 80 | | 173 | 12,305 |
| FGR | 432 | 55 | | 238 | 16,927 |
| FOP | 24 | 30 | | 7 | 498 |
| FSP | 80 | 40 | | 32 | 2,276 |
| TOTALS | 2,096 | | | 1,794 | 127,594 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,794 | 99.4700 | 109.42 | 196,299 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 1344 HX Base Yr 2013




695 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,150.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 2,300 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 127,594 |
| TOTAL MARKET OB/XF VALUE | | 2,500 |
| TOTAL LAND VALUE - MARKET | | 6,468 |
| TOTAL MARKET VALUE | | 136,562 |
| SOH/AGL Deduction | | 58,420 |
| ASSESSED VALUE | | 78,142 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 21,731 |
| TOTAL JUST VALUE | | 136,562 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,884 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2543 | GARAGE | 104 | 12/11/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1253/2181 | 4/18/2012 | WD | Q | I | 01 | 76,900 |
| GRANTOR: DINA H KINCH & GLADYS | | | | | | |
| GRANTEE: SIMMIE & KATRINA HE | | | | | | |
| 1253/2179 | 4/18/2012 | WD | U | I | 11 | 100 |
| GRANTOR: DINA H KINCH & GLADYS | | | | | | |
| GRANTEE: DINA H KINCH & GLAD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR= N12 W36 S12 E36$ BAS= W36 S35 FOP= S3 E8 N3 W8$ E8S3 E28
FEP= E9 N24 W9 S24$ N24 FSP= E8N10 W8 S10$ N14$.

## LAND DESCRIPTION

TOTAL OB/XF 2,500

| 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 | 0.00 | 0.00 | 5,014.00 | SF | | 1.00 | 1.00 | 0.86 | 1.50 | 1.29 | 6,468 | | | | | | | |

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.12 Total Land Value: 6,468 Market: 0 Agricultural: 0 Common: 6,468 PRINTED 11/17/2026 BY SYS