E DIV: BEG NE COR BLOCK 276, RUN POB, CONT E 64 FT, S 210 FT, W 6 TO POB (BEING A PART OF LOT OR B

ALVARADO JOSE/TURGEON-ALVARADO PAMELA
654 SE ST JOHNS ST
LAKE CITY, FL 32025

2027

00-00-00-13359-000

BUILDING CHARACTERISTICS

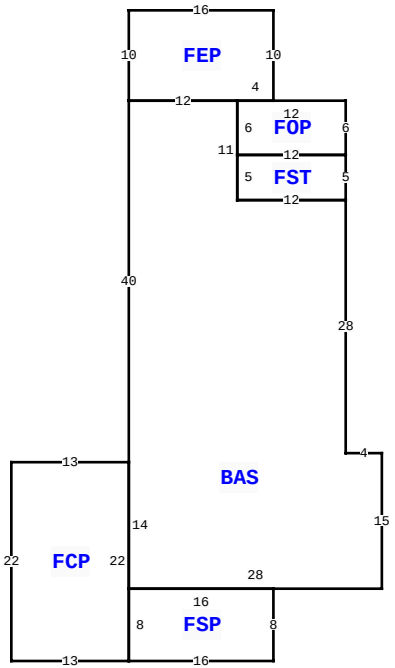
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,224	100		1,224	24,760
FCP	286	25		72	1,457
FEP	160	80		128	2,589
FOP	72	30		22	445
FSP	128	40		51	1,032
FST	60	55		33	668
TOTALS	1,930			1,530	30,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,530	61.3008	67.43	103,168	1939	1939	0	0	35	35.00	30.00

1 SINGLE FAM 0% - 0 Heated Area: 1224 HX Base Yr



654 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	30,950
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	15,120
TOTAL MARKET VALUE	46,870
SOH/AGL Deduction	0
ASSESSED VALUE	46,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,870
TOTAL JUST VALUE	46,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2015	1/21/2026	WD	U	I	11	100
GRANTOR: REHBERG JAMES						
GRANTEE: ALVARADO JOSE						
1506/1004	1/08/2024	QC	U	I	11	100
GRANTOR: DOLL-REHBERG DEBORHA						
GRANTEE: REHBERG JAMES WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N28 FST= N5 FOP= N6 W12 S6 E12$ W12 S5 E12$ W12N11
FEP= E4 N10 W16 S10 E12$W12 S40 FCP= W13 S22 E13 N22$ S14
FSP= S8 E16 N8 W16$ E28 N15$.

LAND DESCRIPTION

TOTAL OB/XF 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	0		*RSF	-364.00	210.00	13,440.00	SF		1.00	1.00	0.90	1.25	1.13	15,120							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.31 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 11/17/2026 BY SYS