E DIV: LOT 2 MERLE'S ADDITION.

WD 1101-301, CT 1354-2397,

DREW DEVELOPMENT LLC
P O BOX 3488
LAKE CITY, FL 32056-3488

2027

00-00-00-13368-000

BUILDING CHARACTERISTICS

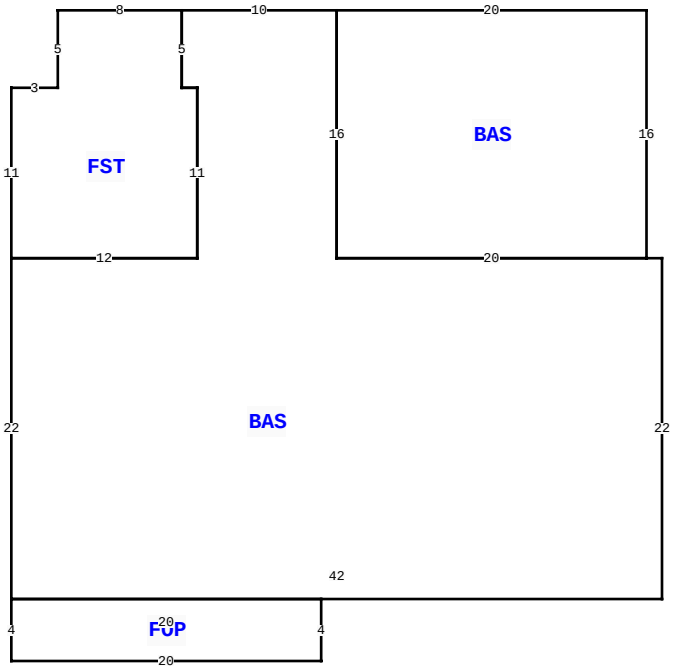
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	32317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	25,206
BAS	1,073	100		1,073	84,517
FOP	80	30		24	1,890
FST	172	55		95	7,483
TOTALS	1,645			1,512	119,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,512	110.1600	121.18	183,224	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1393 HX Base Yr



730 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0	10	13	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,096
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	14,350
TOTAL MARKET VALUE	137,096
SOH/AGL Deduction	0
ASSESSED VALUE	137,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,096
TOTAL JUST VALUE	137,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2397	2/21/2018	CT	U	I	18	20,500
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
1101/0301	11/01/2006	WD	Q	I		108,500
GRANTOR: JOHN & BARBARA BROGDO						
GRANTEE: EDWARDS K MASEKO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 W20 BAS= W10 FST= W8 S5 W3 S11 E12 N11 W1 N5$ S5E1 S11 W12 S22 FOP= S4 E20 N4 W20$ E42 N22 W1 W20 N16$ S16 E20$.

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	-370.00	102.00	7,175.00	SF		1.00	1.00	1.00	2.00	2.00	14,350							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.16 Total Land Value: 14,350 Market: 0 Agricultural: 0 Common: 14,350 PRINTED 11/17/2026 BY SYS