E DIV: LOT 4 VILLA HEIGHTS S/D.
BLOCK 298.

RODRIGUEZ JOSE DANIEL
754 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-13386-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

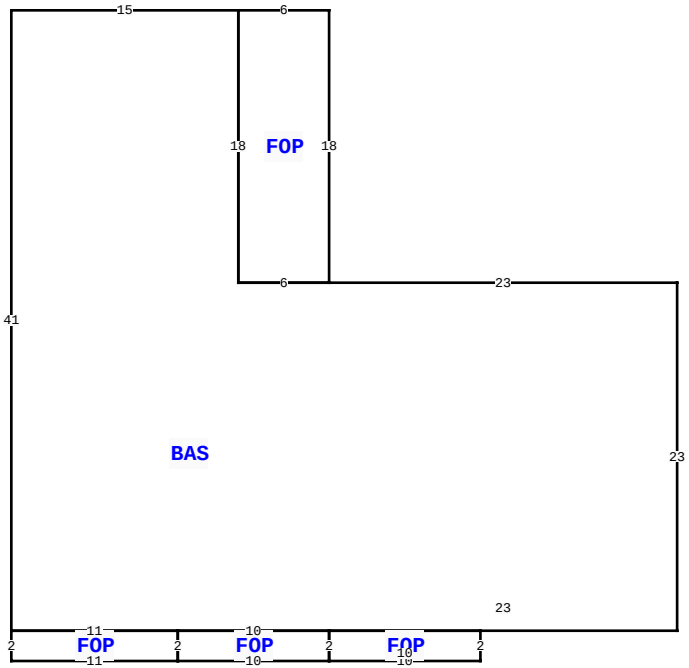
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	32317.210	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100		1,282	83,105
FOP	20	30		6	389
FOP	20	30		6	389
FOP	22	30		7	454
FOP	108	30		32	2,074
TOTALS	1,452			1,333	86,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	87.4800	99.73	132,940	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1282 HX Base Yr



754 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	86,411
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	5,871
TOTAL MARKET VALUE	92,982
SOH/AGL Deduction	0
ASSESSED VALUE	92,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,982
TOTAL JUST VALUE	92,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/1818	10/10/2025	WD	Q	I	01	92,600
GRANTOR: JARRARD CLAYTON ANDRE						
GRANTEE: RODRIGUEZ JOSE DANI						
1511/1818	9/08/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (TIDWE						
GRANTEE: JARRARD CLAYTON AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N18 W6 S18 E6$W6 N18 W15 S41 FOP= S2 E11 N2 W11$ E11 FOP= S2 E10 N2 W10$ E10 FOP= S2 E10 N2 W10$ E23 N23$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 700

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	-360.00	103.00	6,180.00	SF		1.00	1.00	1.00	0.95	0.95	5,871							

REVIEW DATE 01/27/2026 BY TP Total Acres: 0.14 Total Land Value: 5,871 Market: 0 Agricultural: 0 Common: 5,871 PRINTED 05/08/2026 BY SYS