COMM SW COR OF SE1/4 OF NE1/4,
RUN E 100 FT TO N R/W ST MARG-
ARET RD, W ALONG R/W 38.55

MARTIN LOIS D LIVING TRUST
759 SW SAINT MARGARETS ST
LAKE CITY, FL 32025

2027

06-4S-17-07976-004

BUILDING CHARACTERISTICS

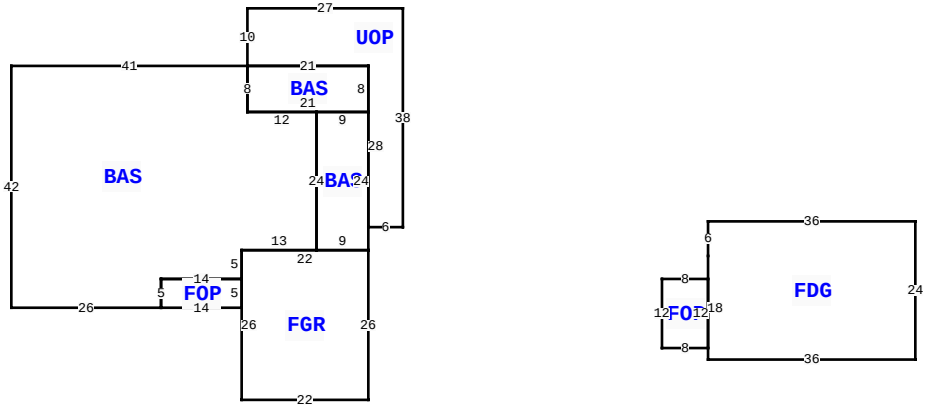
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	13,133
BAS	216	100		216	16,884
BAS	1,930	100		1,930	150,866
FDG	864	60		518	40,492
FGR	572	55		315	24,623
FOP	70	30		21	1,641
FOP	96	30		29	2,267
UOP	438	20		88	6,879
TOTALS	4,354			3,285	256,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,285	109.3260	120.26	395,054	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2314 HX Base Yr 2007



759 SW SAINT MARGARETS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	980	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		256,785
TOTAL MARKET OB/XF VALUE		3,680
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		282,965
SOH/AGL Deduction		102,316
ASSESSED VALUE		180,649
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,238
TOTAL JUST VALUE		282,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
560	ADDN SFR	101	10/27/1995
00064			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/2476	9/26/2012	WD	U	I	11	100
GRANTOR: LOIS D MARTIN (SINGLE						
GRANTEE: LOIS D MARTIN & PAT						
1063/1521	10/28/2005	WD	Q	I		219,000
GRANTOR: CINDA BEETS						
GRANTEE: LOIS D MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=71,-101] W41 S42 E26 N5 E14 N5 E13 N24 W12 N8 $
FDG=[ORIG=187,-50] N24 W36 S6 S18 E36 $
FGR=[ORIG=92,-69] W22 S26 E22 N26 $
UOP=[ORIG=71,-101] E21 S28 E6 N38 W27 S10 $
BAS=[ORIG=92,-93] W9 S24 E9 N24 $
BAS=[ORIG=92,-101] W21 S8 E21 N8 $
FOP=[ORIG=151,-64] W8 S12 E8 N12 $
FOP=[ORIG=56,-59] E14 N5 W14 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,680

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.65 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS