

E DIV: BEG 203.5 FT W OF INTERS
ST JOHNS ST & W LINE OF MURRAY S
229.25 FT, W 55 FT, S 229 FT TO

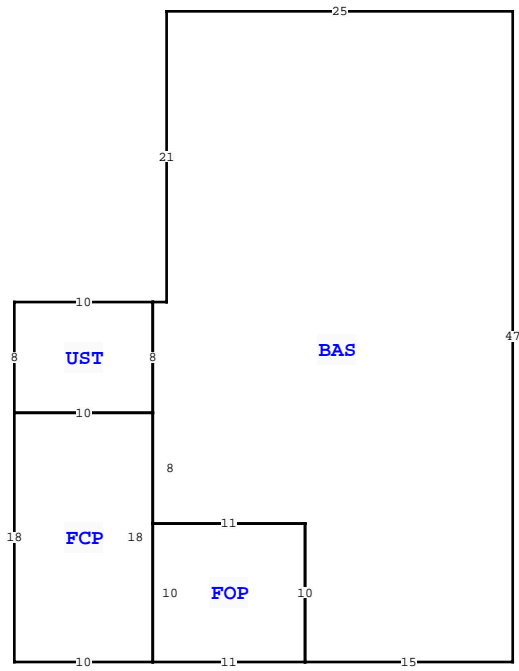
FRANCO JUANA
883 SE ST JOHNS STREET
LAKE CITY, FL 32024

2026

33-3S-17-13006-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,091	100	
FCP	180	25	
FOP	110	30	
UST	80	45	
TOTALS	1,461		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017								
Heated Area: 1091						HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		101,109		
TOTAL MARKET OB/XF VALUE		4,500		
TOTAL LAND VALUE - MARKET		6,868		
TOTAL MARKET VALUE		112,477		
SOH/AGL Deduction		47,205		
ASSESSED VALUE		65,272		
TOTAL EXEMPTION VALUE		40,272		
BASE TAXABLE VALUE		25,000		
TOTAL JUST VALUE		112,477		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		112,477		
LAND:1:1: ADJ4;WIDTH.				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	
1298/0706	1/30/2015	WD U	I 11	
GRANTOR: DANIEL CARRILLO				
GRANTEE: JUANA FRANCO				
1197/1245	7/06/2010	WD Q	I 01	
GRANTOR: DEPENDABLE PROPERTIES				
GRANTEE: JUANA FRANCO				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W25 S21 W1 UST= W10 S8 E10 N8\$ S8 FCP= W10 S18 E10 N18\$ S8 FOP= S10 E11 N10 W11\$E11 S10 E15 N47\$.				

EXTRA FEATURES																	
L N	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	1993	1993	3	100	100	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
4	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	355.00	229.00	12,595.00	SF		1.00	1.00	0.57	0.95	0.55	6,868							