

E DIV: COMM INTERS MURRAY ST & E ST, RUN W 258.5 FT FOR POB, N 22 ST, W 56.6 FT, S 228.8 FT TO ST

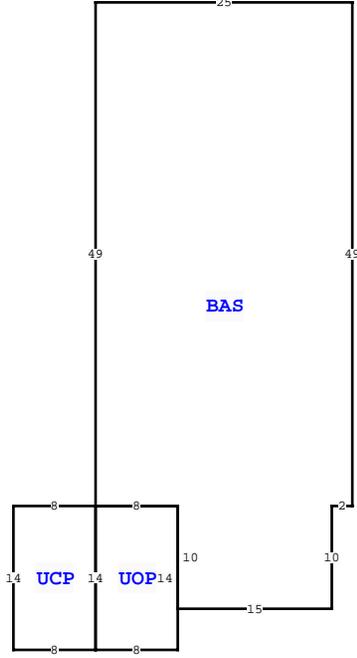
SCHUYLER MEGHAN/WHITE JOSEPH  
869 SE SAINT JOHNS ST  
LAKE CITY, FL 32025

**2026**

33-3S-17-13008-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	80
Exterior Wall	15	CONC BLOCK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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	1,375	100	
UCP	112	20	
UOP	112	20	
TOTALS	1,599		

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%	- 2024		187,322	1952	2010	0	0	15.75	84.25	Heated Area: 1375 HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			157,819
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			12,139
TOTAL MARKET VALUE			170,458
SOH/AGL Deduction			0
ASSESSED VALUE			170,458
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			119,047
TOTAL JUST VALUE			170,458
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2703	2/17/2023	WD	Q	I	01	190,000
GRANTOR: #1 CHOICE INVESTMENTS						
GRANTEE: SCHUYLER MEGHAN						
1458/614	1/27/2022	WD	Q	I	01	61,000
GRANTOR: CLARK DAVID WILLIAM						
GRANTEE: CHOICE INVESTMENTS						

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	1.00	UT	500.00	500.00	100	2023	2022		100	500	

BUILDING NOTES			

**BUILDING DIMENSIONS**  
BAS= W25 S49 UCP= W8 S14 E8 N14 UOP= S14 E8 N14 W8 E8 S10 E15 N10 E2 N49\$.

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-	356.00	229.00	12,778.00	SF		1.00	1.00	1.00	0.95	0.95	12,139							