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

2027

33-3S-17-13008-000

BUILDING CHARACTERISTICS

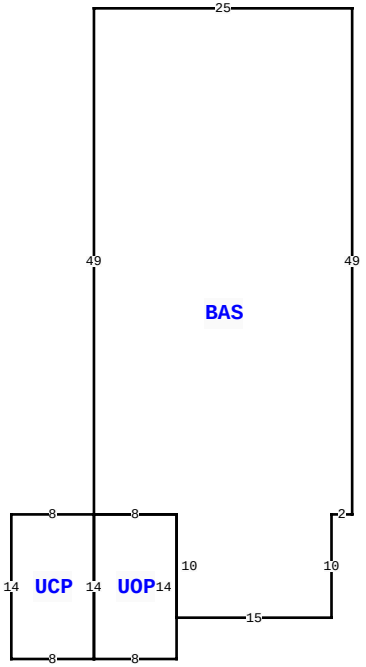
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	147,562
UCP	112	20		22	2,361
UOP	112	20		22	2,361
TOTALS	1,599			1,419	152,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	115.8000	127.38	180,752	1952	2010	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2024 Heated Area: 1375 HX Base Yr 2024



869 SE SAINT JOHNS ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		152,284
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		12,139
TOTAL MARKET VALUE		164,923
SOH/AGL Deduction		0
ASSESSED VALUE		164,923
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,512
TOTAL JUST VALUE		164,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,696

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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

REVIEW DATE 03/21/2023 BY ME Total Acres: 0.29 Total Land Value: 12,139 Market: 0 Agricultural: 0 Common: 12,139 PRINTED 11/17/2026 BY SYS