

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

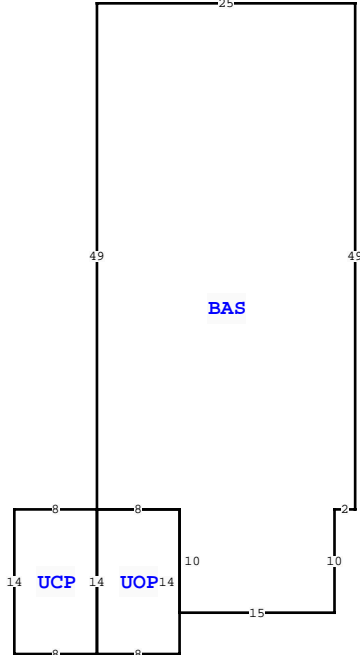
SCHUYLER MEGHAN/WHITE JOSEPH
869 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

33-3S-17-13008-000

ELEMENT		CD	CONSTRUCTION		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	150,250
UCP	112	20		22	2,404
UOP	112	20		22	2,404
TOTALS	1,599			1,419	155,057

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									Heated Area: 1375	HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			155,057
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			12,139
TOTAL MARKET VALUE			167,696
SOH/AGL Deduction			0
ASSESSED VALUE			167,696
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			116,285
TOTAL JUST VALUE			167,696
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	Q	I	01	190,000
GRANTOR: #1 CHOICE INVESTMENTS						
GRANTEE: SCHUYLER MEGHAN						
1458/614	1/27/2022	WD Q	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	0	1.00	500.00	100	2023	2022		100	500	

869 SE SAINT JOHNS ST, LAKE CITY

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

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							