E DIV: COMM SW COR OF SE1/4 OF N
FT, E 373.94 FT, N 226.12 FT TO
S R/W LINE OF ST. JOHNS ST, E 70

SELLERS SAMANTHA/SLELLERS RICHARD
7689 133RD RD
LIVE OAK, FL 32060

2027

33-3S-17-13077-000

BUILDING CHARACTERISTICS

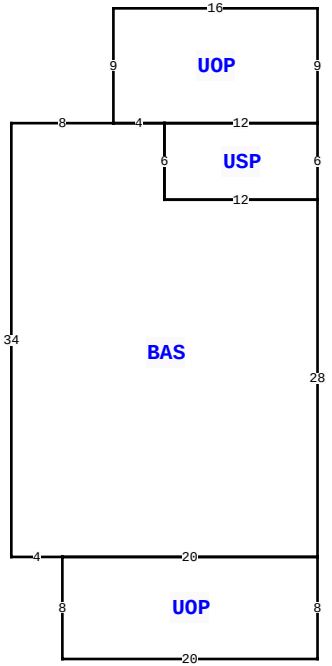
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	744	100		744	65,716
UOP	144	20		29	2,561
UOP	160	20		32	2,827
USP	72	35		25	2,208
TOTALS	1,120			830	73,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	830	107.0600	117.77	97,749	1940	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 744 HX Base Yr



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

1120 SE SAINT JOHNS ST, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	73,312
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	4,965
TOTAL MARKET VALUE	78,777
SOH/AGL Deduction	0
ASSESSED VALUE	78,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,777
TOTAL JUST VALUE	78,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0803	REROOF	6,247	10/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/986	11/12/2025	WD	Q	I	01	109,000
GRANTOR: 1120 SE SAINT JOHNS,						
GRANTEE: SELLERS SAMANTHA						
1485/1139	2/24/2023	QC	U	I	11	100
GRANTOR: CHAPMAN HEATHER						
GRANTEE: 1120 SE SAINT JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S34 E4 UOP= S8 E20 N8 W20$ E20 N28 USP= N6 W12 S6 E12$ W12 N6 UOP= E12 N9 W16 S9 E4$ W4$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	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	0		*RSF	-360.00	316.00	3,484.00	SF		1.00	1.00	1.50	0.95	1.43	4,965							

REVIEW DATE 01/22/2026 BY TP Total Acres: 0.09 Total Land Value: 4,965 Market: 0 Agricultural: 0 Common: 4,965 PRINTED 11/16/2026 BY SYS