

E DIV: COMM SW COR OF SE1/4 OF N  
 FT, E 163.46 FT FOR POB, N 315.2  
 ST, E 70.33 FT, S 313.4 FT, W 70

1080 SE SAINT JOHNS, LLC  
 6950 STABLE CT  
 SAINT CLOUD, FL 34771

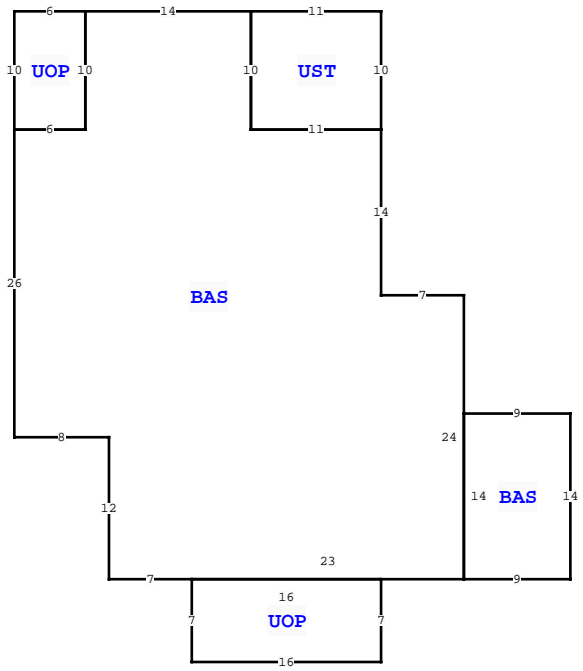
2026

33-3S-17-13090-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04	SINGLE	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	08	SHT	VINYL	80	
Interior Floo	14	CARPET		20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	01	NONE		100	
Stories	1.		1.	100	
Architectual	05	CONV		100	
Units			0	100	
Condition Adj	01		01	100	
Kitchen Adjus	01		01	100	
Quality	03		03		
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	126	100		126	6,427
BAS	1,390	100		1,390	70,897
UOP	60	20		12	612
UOP	112	20		22	1,122
UST	110	45		50	2,551
TOTALS	1,798			1,600	81,609

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,600	70.0618	78.47	125,552	1948	1948		0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1516 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			81,609
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			9,984
TOTAL MARKET VALUE			91,693
SOH/AGL Deduction			0
ASSESSED VALUE			91,693
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			91,693
TOTAL JUST VALUE			91,693
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045295	Electrical Servic	0	08/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1137	2/24/2023	QC	U	I	11	100
GRANTOR: CHAPMAN HEATHER						
GRANTEE: 1080 SE SAINT JOHNS						
1405/1005	2/10/2020	WD	U	I	11	0
GRANTOR: BEVERLY CHAPMAN						
GRANTEE: HEATHER CHAPMAN						

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	0296	SHED METAL	0	0	0	0		200.00	50	2004	2004	3	50	100	

BUILDING NOTES			
1080 SE SAINT JOHNS ST, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W7 N14 UST= N10 W11 S10E11\$ W11 N10 W14 UOP= W6 S10 E6 N10\$ S10 W6 S26 E8 S12 E7 UOP= S7 E16 N7 W16\$ E23 BAS= E9 N14 W9 S14\$ N24\$.			

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	DPHT 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-	370.00	314.00	22,079.00	SF		1.00	1.00	0.48	0.95	0.45	9,984							