

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

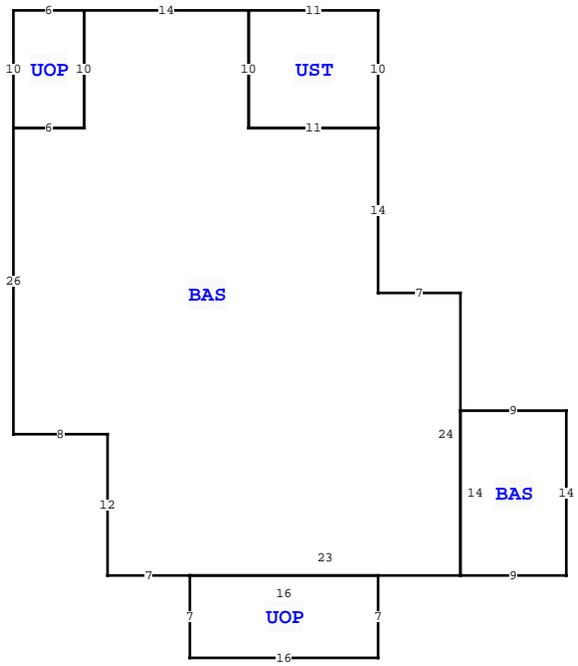
1080 SE SAINT JOHNS, LLC  
 6950 STABLE CT  
 SAINT CLOUD, FL 34771

**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
BAS	126	100	
BAS	1,390	100	
UOP	60	20	
UOP	112	20	
UST	110	45	
TOTALS	1,798		1,600

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	79.87	127,792	1948	1948	0	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			83,065
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			9,984
TOTAL MARKET VALUE			93,149
SOH/AGL Deduction			0
ASSESSED VALUE			93,149
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,149
TOTAL JUST VALUE			93,149
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	1.00	UT 200.00	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	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	0		*RSF-	370.00	314.00	22,079.00	SF		1.00	1.00	0.48	0.95	0.45	9,984							