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

2027

33-3S-17-13090-000

BUILDING CHARACTERISTICS

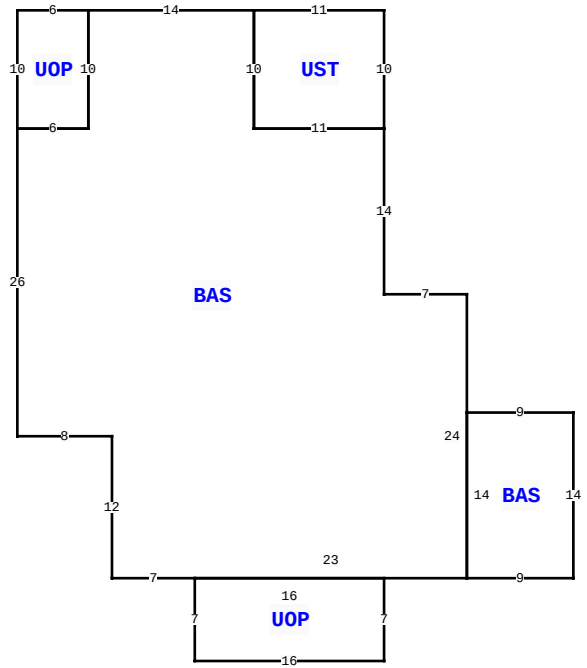
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	6,312
BAS	1,390	100		1,390	69,633
UOP	60	20		12	601
UOP	112	20		22	1,102
UST	110	45		50	2,505
TOTALS	1,798			1,600	80,153

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	77.07	123,312	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1516 HX Base Yr



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

1080 SE SAINT JOHNS ST, LAKE CITY

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	200.00	200.00	50	2004	2004	3	50	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	80,153
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	9,984
TOTAL MARKET VALUE	90,237
SOH/AGL Deduction	0
ASSESSED VALUE	90,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,237
TOTAL JUST VALUE	90,237
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						

BUILDING NOTES

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 100

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

REVIEW DATE 08/29/2022 BY JB Total Acres: 0.51 Total Land Value: 9,984 Market: 0 Agricultural: 0 Common: 9,984 PRINTED 11/17/2026 BY SYS