

LOT 58 CATALINA S/D & COMM AT SW  
SE1/4, RUN NE 162.32 FT TO SE R/  
ALONG R/W 133.73 FT FOR POB CONT

JOHNS VIOLA GAIL  
131 SE GRACE GLN  
LAKE CITY, FL 32025

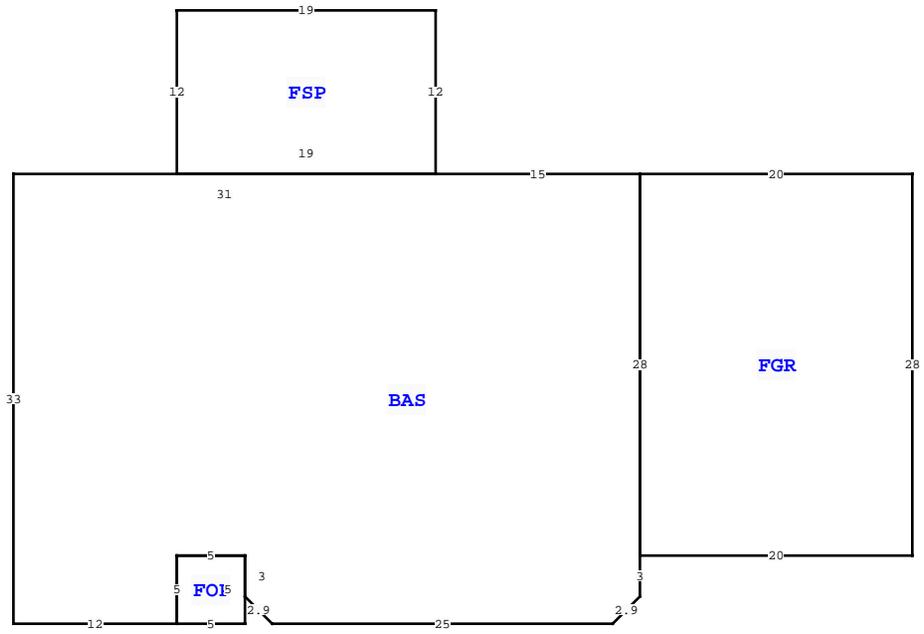
2026

34-3S-17-07018-058



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT	VINYL	10	
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	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34317.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,489	100		1,489	133,858
FGR	560	55		308	27,689
FOP	25	30		8	720
FSP	228	40		91	8,180
TOTALS	2,302			1,896	170,447

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%	- 2026		Heated Area: 1489					HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,447	
TOTAL MARKET OB/XF VALUE		5,591	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		198,538	
SOH/AGL Deduction		0	
ASSESSED VALUE		198,538	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		142,127	
TOTAL JUST VALUE		198,538	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,042	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14641	SFR	260	10/19/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/297	2/19/2025	WD	Q	I	01	243,300
GRANTOR: FISHER FLOYD						
GRANTEE: JOHNS VIOLA GAIL						
1484/1612	2/03/2023	WD	Q	I	01	229,900
GRANTOR: BUMBARGER PATTI J						
GRANTEE: FISHER FLOYD						

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	1,394.00	UT	1.50	1.50	100	1999	1999	3	100	2,091	
2	0120	CLFENCE	4	0	100	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W15 W31 S33 E12 N5 E5 S3 D2R2 E25 U2R2 N3 N28 \$	
FGR=[ORIG=0,28] E20 N28 W20 S28 \$	
FSP=[ORIG=-15,0] N12 W19 S12 E19 \$	
FOP=[ORIG=-34,33] E5 N5 W5 S5 \$	

LAND DESCRIPTION																								
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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							