

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



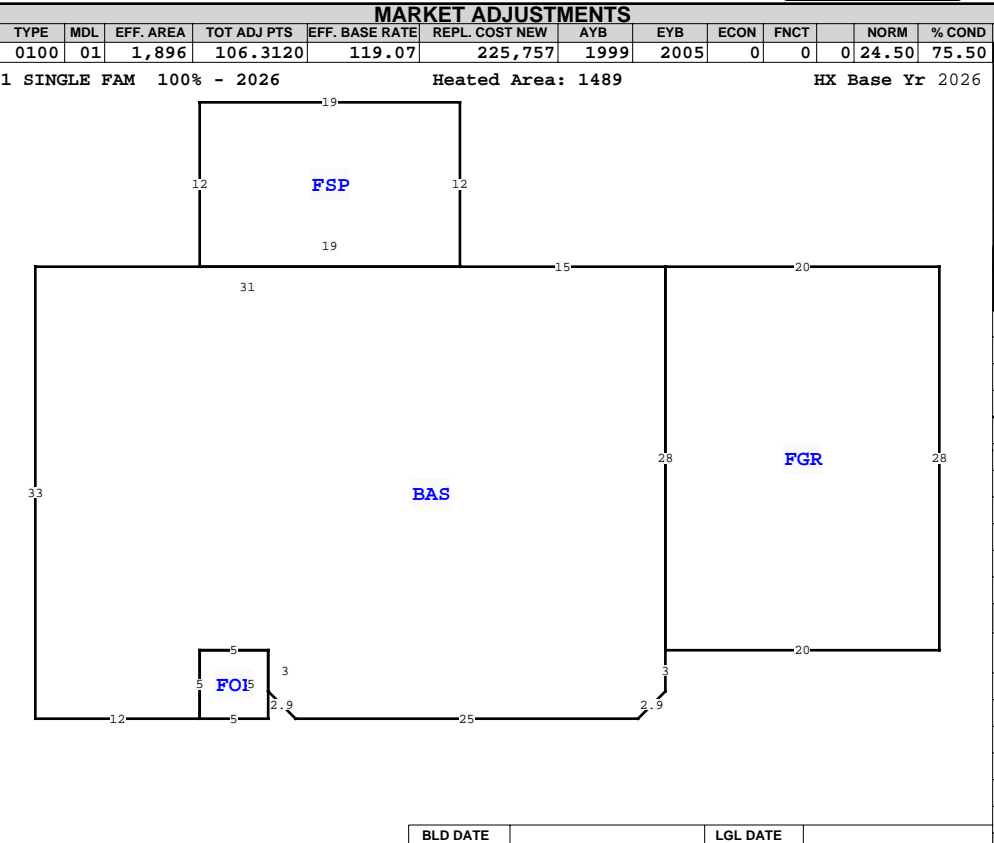
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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NEIGHBORHOOD/LOC	34317.030	1.00/
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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



131 SE GRACE GLN, LAKE CITY

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

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	

TOTAL OB/XF 5,591

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY			
Tax Group: 2			
Tax Dist:			
STANDARD			
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						

BUILDING NOTES	

BUILDING DIMENSIONS	
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 \$	