

COMM AT SE COR OF SW1/4 OF NW1/4
FOR POB, RUN W 200 FT, N 200 FT,
FT S 200 FT TO POB. (AKA LOTS 6

JOHNSON RALPH LEROY/JOHNSON LEONA ROSE
1884 N US HIGHWAY 441
LAKE CITY, FL 32055

2025

20-3S-17-05481-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	26	ALM SIDING 100								0100	01	1,133	65.9736	69.27	78,483	1950	1950	0	0	0	35.00	65.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2007										Heated Area: 992										HX Base Yr 2007									
Roof Cover	01	MINIMUM 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		1 100																																					
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		01 01																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA		06																											
NEIGHBORHOOD/LOC		20317.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	864	100	864	38,902																																			
FOP	192	30	58	2,612																																			
FST	64	55	35	1,576																																			
SFB	128	80	102	4,593																																			
UOP	80	20	16	720																																			
UST	128	45	58	2,612																																			
TOTALS		1,456		1,133		51,014																																	
EXTRA FEATURES										1884 N US HIGHWAY 441 , LAKE CITY																													
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																								
2	0269	RVP HOOKUP	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,150																								
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600																								
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																								
5	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300																								
LAND DESCRIPTION										TOTAL OB/XF										3,350																			
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	0000	C	VAC RES	100			0.00	0.00	20,000.00	SF		1.00	1.00	1.00	0.50	0.50	10,000																						
2	0100	C	SFR	100		00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000																						
REVIEW DATE 09/01/2015 BY DF Total Acres: 0.69 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 12/31/2024 BY SYS																																							