W DIV: BEG 360 FT W OF SE COR,
RUN W 50 FT, N 105 FT, E 50
FT, S 105 FT TO POB.(BLK 312).

JOHNSTON JANET/JOHNSTON JIMMY H
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

00-00-00-12255-000

BUILDING CHARACTERISTICS

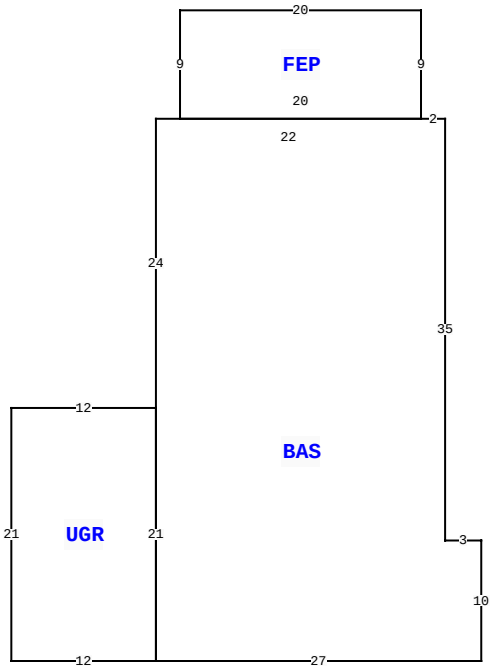
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100		1,110	47,785
FEP	180	80		144	6,199
UGR	252	45		113	4,865
TOTALS	1,542			1,367	58,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,367	59.1300	66.23	90,536	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1110 HX Base Yr



315 NW ORANGE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,848
TOTAL MARKET OB/XF VALUE	40
TOTAL LAND VALUE - MARKET	4,940
TOTAL MARKET VALUE	63,828
SOH/AGL Deduction	0
ASSESSED VALUE	63,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,828
TOTAL JUST VALUE	63,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/2769	10/15/2015	WD	Q	I	01	8,000
GRANTOR: AARON & JO FRANCIS AN						
GRANTEE: JANET & JIMMY H JOH						
1287/0076	12/09/2014	WD	U	I	40	29,000
GRANTOR: MICHELLE ANDERSON MAS						
GRANTEE: AARON & JO FRANICS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FEP= N9 W20 S9 E20$ W22 S24 UGR= W12 S21 E12 N21$S21 E27 N10 W3 N35$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	

LAND DESCRIPTION

TOTAL OB/XF 40

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		00	0.00	0.00	5,200.00	SF		1.00	1.00	1.00	0.95	0.95	4,940							

REVIEW DATE 11/01/2016 BY DF Total Acres: 0.12 Total Land Value: 4,940 Market: 0 Agricultural: 0 Common: 4,940 PRINTED 10/02/2025 BY SYS