E DIV: LOTS 1, 2, 3 & 4 BLK 3 OA
424-343, 903-1822, 930-2108, CT

JOHNSON BRUYAN L
296 SE MARSH TERR
LAKE CITY, FL 32055

2026

00-00-00-13405-000

BUILDING CHARACTERISTICS

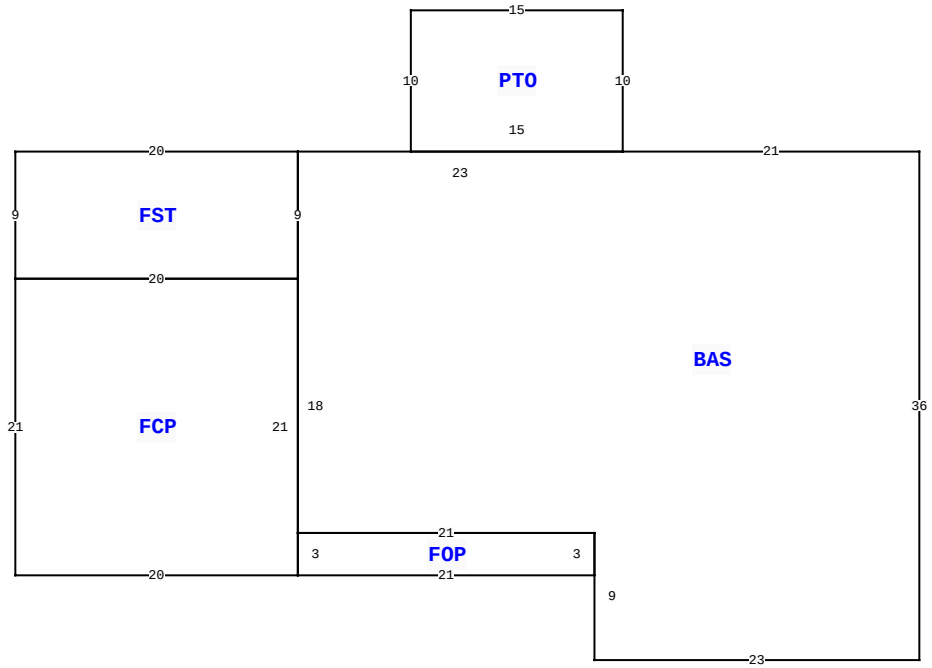
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	32317.170	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100		1,395	119,636
FCP	420	25		105	9,005
FOP	63	30		19	1,630
FST	180	55		99	8,490
PTO	150	5		8	686
TOTALS	2,208			1,626	139,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	117.8000	131.94	214,534	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1395 HX Base Yr 2014



296 SE MARSH TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		139,447
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		22,028
TOTAL MARKET VALUE		163,675
SOH/AGL Deduction		61,512
ASSESSED VALUE		102,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,441
TOTAL JUST VALUE		163,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044013	Roof Replacement	29,847	03/28/2022
119	MAINT/ALTR	50	03/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1164/2150	12/30/2008	WD	Q	I	01	116,700
GRANTOR: HANSEL L & LELIA W HO						
GRANTEE: BRUYAN JOHNSON						
1130/0291	8/31/2007	WD	Q	I	01	100
GRANTOR: CHARLES L THOMAS						
GRANTEE: HANSEL L & LELIA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N10 W15 S10 E15$ W23 FST= W20 S9 E20 N9$ S9 FCP= W20 S21 E20 N21$ S18 FOP= S3 E21 N3 W21 $ E21 S9 E23 N36$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	100		*RSF	-395.00	125.00	11,875.00	SF		1.00	1.00	0.90	0.95	0.86	10,153							
2	0000	C	VAC RES	100			0.00	0.00	12,500.00	SF		1.00	1.00	1.00	0.95	0.95	11,875							

REVIEW DATE 04/20/2022 BY JS Total Acres: 0.56 Total Land Value: 22,028 Market: 0 Agricultural: 0 Common: 22,028 PRINTED 11/20/2025 BY SYS