E DIV: LOT 6 BLK 7 EX RD R/W GEL
OF BLOCKS 6 THRU 9 OAK PARK S/D.

JOHNSTON JAMES H III
419 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

00-00-00-13434-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

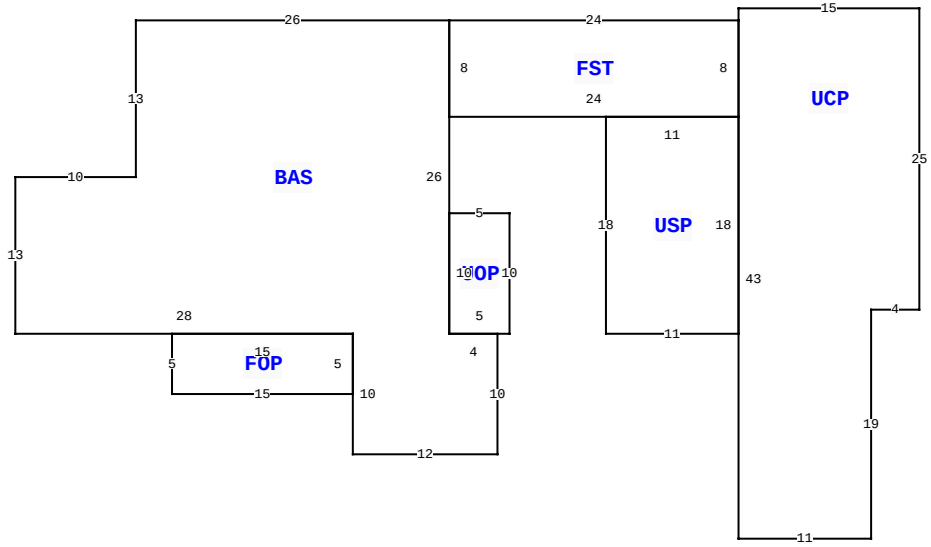
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	926	100		926	70,531
FOP	75	30		22	1,676
FST	192	55		106	8,074
UCP	584	20		117	8,912
UOP	50	20		10	762
USP	198	35		69	5,255
TOTALS	2,025			1,250	95,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,250	104.6220	117.18	146,475	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 926 HX Base Yr



245 SE MARSH TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	95,209
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	5,415
TOTAL MARKET VALUE	100,724
SOH/AGL Deduction	3,064
ASSESSED VALUE	97,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,660
TOTAL JUST VALUE	100,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1833	ADDN SFR	50	09/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1183/1226	10/20/2009	WD	Q	I	01	29,000
GRANTOR: ROBERT MARION THOMAS						
GRANTEE: JAMES H JOHNSTON II						
1183/1225	10/12/2009	QC	U	I	11	100
GRANTOR: MARTIN RIVERO						
GRANTEE: MARION THOMAS AKA R						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N1 E15 S25 W4 S19 W11 N43$FST= W24 BAS= W26 S13 W10 S13 E28 FOP= W15 S5 E15 N5$ S10 E12 N10 W4 UOP= E5 N10 W5 S10$ N26$S8 E24 USP= W11 S18 E11 N18$ N8$.

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	0120	CLFENCE 4	0	0	10	16	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		*RSF	-357.00	100.00	5,700.00	SF		1.00	1.00	1.00	0.95	0.95	5,415							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.13 Total Land Value: 5,415 Market: 0 Agricultural: 0 Common: 5,415 PRINTED 11/19/2025 BY SYS