

LOT 1 10TH FAIRWAY VILLAS S/D.
566-681, 727-821, WD 1348-858, W

JOHNSON DAVID L III/JOHNSON AMANDA
106 SW WREN CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 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	1416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	30,443
BAS	1,344	100		1,344	136,382
FOP	156	30		47	4,769
FST	60	55		33	3,349
UOP	60	20		12	1,218
UOP	140	20		28	2,841
UOP	180	20		36	3,653
TOTALS	2,240			1,800	182,655

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	11	57	627.00	UT	1.40	1.40
3	0169	FENCE/WOOD	0 100	0	0	184.00	UT	7.50	7.50
4	0294	SHED WOOD/	0 100	8	10	80.00	UT	7.50	7.50
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100			0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,800	120.8000	135.30	243,540	1984	2000	0	0	25.00	75.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1644 HX Base Yr 2022												

106 SW WREN CT, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/21/2023 MLU				

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		182,655	
TOTAL MARKET OB/XF VALUE		4,718	
TOTAL LAND VALUE - MARKET		15,750	
TOTAL MARKET VALUE		203,123	
SOH/AGL Deduction		33,959	
ASSESSED VALUE		169,164	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		118,442	
TOTAL JUST VALUE		203,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053345	Roof Replacement	16,000	06/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1151	6/07/2021	WD	Q	I	01	202,000
GRANTOR: HENSON HARRIETTE ANN						
GRANTEE: JOHNSON DAVID L III						
1348/0858	11/16/2017	WD	U	I	30	100
GRANTOR: HARRIETTE ANN DUNN HE						
GRANTEE: HARRIETTE ANN DUNN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W8 UOP= N6 UOP= N14 W10 S14 E10\$ W10 S6 E10\$ W10 S28 E11 FOP= S6E26N6 W26\$ E37 N28 BAS= N12 UOP= N6 W30 S6 E30\$ W20 FST= W10 S6 E10 N6\$ S6 W10 S6 E30\$ W30\$.									