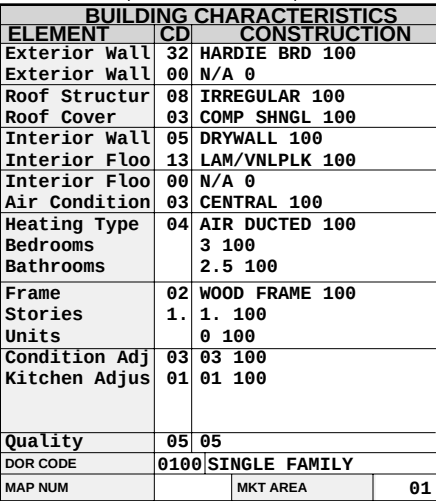


JOHNSON MEGAN CADY/JOHNSON CHARLES ALEXANDER
433 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

01-5S-16-03384-002



NEIGHBORHOOD/LOC		1516.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2, 238	100	2025	2, 238	277, 241
FGR	626	55	2025	344	42, 615
FOP	240	30	2025	72	8, 919
FOP	280	30	2025	84	10, 406

[illegible][illegible]

REVIEW DATE	11/07/2024	BY	HC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,738	111.7200	125.13	342,606	2024	2024	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2238 HX Base Yr 2025

The floor plan diagram illustrates the layout of three rooms: FOP 2025, BAS 2025, and FGR 2025. The FOP 2025 room is located at the top left, with dimensions 12, 11, 11, 10, 28, 28, and 10. The BAS 2025 room is at the bottom left, with dimensions 19, 2, 11, 32, 30, 8, and 30. The FGR 2025 room is at the bottom right, with dimensions 25, 16, 24, 24, 6, 13, 6, and 2. The diagram also shows a large rectangular area on the right side with dimensions 25, 26, 36, and 10.

[illegible][illegible]

Total Acres: 1.21	Total Land Value: 21,780	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			339,180
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			21,780
TOTAL MARKET VALUE			360,960
SOH/AGL Deduction			0
ASSESSED VALUE			360,960
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			310,238
TOTAL JUST VALUE			360,960
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047009	New Residential C	300,000	04/20/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE	Q U	V I	RSN CD	SALE PRICE	
1522/1009	8/23/2024	QC	U	V	11	100	
GRANTOR: JOHNSON MEGAN CADY FK							
GRANTEE: JOHNSON MEGAN CADY							
1437/1030	5/17/2021	QC	U	V	11	100	
GRANTOR: STEWART SCOTT D							
GRANTEE: CADY MEGAN							
BUILDING NOTES							

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] W25 S26 W28 N11 W12 S11 W2 S19 E2
 S11 E32 N4 E8 N16 E25 N36 \$
 FOP=[YR=2025;ORIG=37,26] E28 S10 W28 N10 \$
 FOP=[YR=2025;ORIG=26,66] E30 S8 W30 N8 \$
 FGR=[YR=2025;ORIG=90,46] W25 S24 E6 S2 E13 N2 E6 N24 \$
 .

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
21,780							

Common: 21,780 PRINTED 11/03/2025 BY SYS