

COMM NW COR OF SW1/4 OF NW1/4, R  
TO S R/W SHADY CREST LANE FOR PO  
R/W 96.14 FT, S 226.46 FT, W 96.

JOHNS RICHARD E  
336 SW SHADY LN  
LAKE CITY, FL 32024

2026

04-4S-16-02772-068



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 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            | 02 | 02 100         |

|                  |                        |             |
|------------------|------------------------|-------------|
| Quality          | 05                     | 05          |
| DOR CODE         | 0202MOBILE HOME/M HOME |             |
| MAP NUM          |                        | 06          |
| NEIGHBORHOOD/LOC | 4416.00                | 1.00/       |
| AREA TYPE        | TOTAL GROSS AREA       | PCT OF BASE |
| BAS              | 1,665                  | 100         |
| FSP              | 518                    | 40          |
| UCP              | 444                    | 20          |
| TOTALS           | 2,627                  | 1,961       |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 1              | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     |
| 2              | 0040       | BARN,POLE   | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     |
| 3              | 9947       | Septic      | 0   | 100 | 0 | 0 | 1.00  | UT | 3,000.00 |
| 4              | 0169       | FENCE/WOOD  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 0.50        |

REVIEW DATE 10/11/2023 BY JB

| MARKET ADJUSTMENTS                                        |     |           |             |                |                |      |      |      |      |    |       |        |
|-----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
| 0102                                                      | 01  | 1,961     | 85.3794     | 52.94          | 103,815        | 2007 | 2007 | 0    | 0    | 10 | 22.50 | 67.50  |
| 2 STRG/CONV 100% - 2007 Heated Area: 1665 HX Base Yr 2007 |     |           |             |                |                |      |      |      |      |    |       |        |
| <div><div>UCP</div><div>BAS</div><div>FSP</div></div>     |     |           |             |                |                |      |      |      |      |    |       |        |
| 336 SW SHADY LN, LAKE CITY                                |     |           |             |                |                |      |      |      |      |    |       |        |
| BLD DATE<br>XF DATE<br>INC DATE                           |     |           |             |                |                |      |      |      |      |    |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE                          |     |           |             |                |                |      |      |      |      |    |       |        |
| 04/19/2022 MLU                                            |     |           |             |                |                |      |      |      |      |    |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,000       |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,000       |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.50 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500

| COLUMBIA COUNTY PROPERTY                                              |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1 2                                                         |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD                                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 2 Tax Dist:                                                |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 70,075                                          |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 5,000                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 7,500                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 82,575                                             |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 33,080                                              |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 49,495                                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB SX 49,495                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 0                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 82,575                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                                                          |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                                                          |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 83,873                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| BLDG:2:3: NOT COMPLETELY FINISHED JH 2019                             |  |  |  |  |  |  |  |  |  |  |  |  |
| PERMIT NUM DESCRIPTION AMT ISSUED                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| SALES DATA                                                            |  |  |  |  |  |  |  |  |  |  |  |  |
| OFF RECORD Number DATE TYPE INST Q / V / RSN SALE                     |  |  |  |  |  |  |  |  |  |  |  |  |
| 1418/1643 8/31/2020 QC U I 11 100                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: SYLVIA J MILENBAUGH                                          |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: RICHARD E JOHNS                                              |  |  |  |  |  |  |  |  |  |  |  |  |
| 1281/1561 9/15/2014 LE U I 30 100                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: RICHARD E JOHNS                                              |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: RICHARD E JOHNS & S                                          |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING NOTES                                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W45 UCP= W12 S37 E12 N37\$ S37 E45 FSP= E14 N37 W14 S37\$ N37\$. |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,000       |  |  |  |  |  |  |  |  |  |  |  |  |

PRINTED 11/07/2025 BY SYS