BEG 282 FT E OF NW COR OF SW1/4
222 FT, S 196 FT, W 222 FT, N 19
(LOT 2 TINAS S/D) .

JOHNSON JAMIE MADISON
171 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09132-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

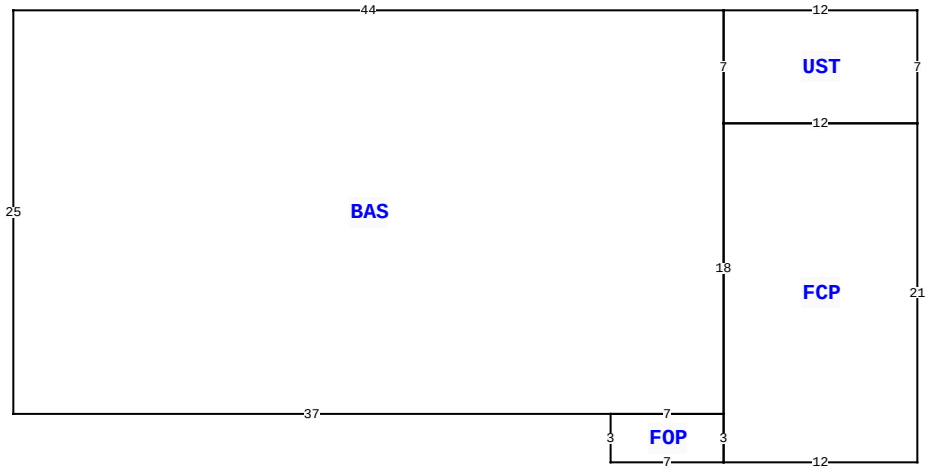
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	93,114
FCP	252	25		63	5,333
FOP	21	30		6	508
UST	84	45		38	3,217
TOTALS	1,457			1,207	102,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,207	116.2800	130.23	157,188	1972	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1100 HX Base Yr 2017



171 SW TINA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,172
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		123,472
SOH/AGL Deduction		41,904
ASSESSED VALUE		81,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,846
TOTAL JUST VALUE		123,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0219	6/30/2016	WD	Q	I	01	92,000
GRANTOR: MICHAEL S & LORIE J K						
GRANTEE: JAMIE MADISON JOHNS						
1186/0477	12/18/2009	WD	Q	I	01	85,000
GRANTOR: GEORGE & DONNA CONGI						
GRANTEE: MICHAEL S & LORIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E37 FOP= S3 E7N3 W7$ E7 FCP= S3 E12 N21 W12 S18$ N18 UST= E12 N7 W12S7$ N7$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/07/2025 BY SYS