COMM NW COR OF SW1/4 OF NE1/4, R
POB, CONT E 222 FT, S 196 FT, W
TO POB. (LOT 9 TINA'S S/D).

JOHNSON PETRONIA K
457 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09133-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

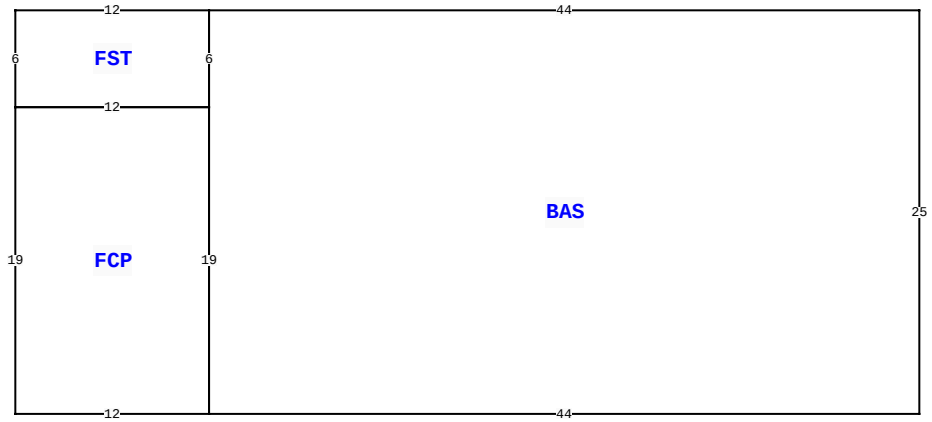
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	92,707
FCP	228	25		57	4,804
FST	72	55		40	3,371
TOTALS	1,400			1,197	100,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	115.7700	129.66	155,203	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1100 HX Base Yr



457 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		100,882
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		121,682
SOH/AGL Deduction		59,512
ASSESSED VALUE		62,170
TOTAL EXEMPTION VALUE	HX HB	37,170
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0773/0605	4/07/1993	QC	Q	I	01	16,200
GRANTOR: FARMERS HOME						
GRANTEE: JOSEPH PATE						
0773/0606	4/06/1993	WD	Q	I		34,000
GRANTOR: JOSEPH PATE						
GRANTEE: PETRONIA JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S6 E12 N6$S6 FCP= W12 S19 E12 N19$ S19 E44 N25$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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