COMM SW COR OF SE1/4 OF S1/2, RU TO POB, W 11.61 FT TO A POINT ON BOYETTE LN, N 320.53 FT, E 1345.

JOHNSON LEONARD E
899 SW BOYETTE TER
LAKE CITY, FL 32025

**2026**

**07-5S-16-03486-008**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

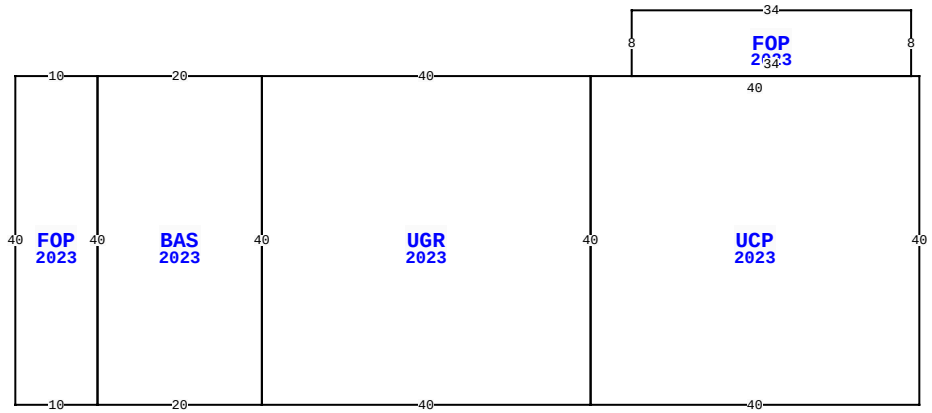
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 02 |
| NEIGHBORHOOD/LOC | 7516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 800 | 100 | 2023 | 800 | 56,333 |
| FOP | 272 | 30 | 2023 | 82 | 5,774 |
| FOP | 400 | 30 | 2023 | 120 | 8,450 |
| UCP | 1,600 | 20 | 2023 | 320 | 22,533 |
| UGR | 1,600 | 45 | 2023 | 720 | 50,700 |
| TOTALS | 4,672 | | | 2,042 | 143,791 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0102 | 01 | 2,042 | 118.0000 | 73.16 | 149,393 | 2022 | 2022 | 0 | 0 | 0 | 3.75 | 96.25 |

1 STRG/CONV 100% - 2024 Heated Area: 800 HX Base Yr 2024




## COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,791 |
| TOTAL MARKET OB/XF VALUE | | 78,646 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 317,437 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 317,437 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 266,715 |
| TOTAL JUST VALUE | | 317,437 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 319,373 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1505/1599 | 8/28/2018 | AG | U | I | 21 | 75,000 |

GRANTOR: HUDSON WAYNE T

GRANTEE: JOHNSON LEONARD E

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

899 SW BOYETTE TER, LAKE CITY

## BUILDING NOTES

## 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 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 30,000.00 | 30,000.00 | 100 | 2024 | 2023 | | 100 | 30,000 | |
| 2 | 0290 | SAUNA | 0 | 100 | 0 | 0 | 1.00 | UT | 10,500.00 | 10,500.00 | 100 | 2024 | 2023 | | 100 | 10,500 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 24,000.00 | 24,000.00 | 100 | 2024 | 2023 | | 100 | 24,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2024 | 2023 | | 100 | 3,500 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |
| 7 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2024 | 2023 | | 100 | 7,000 | |
| 8 | 0083 | DOCK-LAKE | 0 | 100 | 10 | 15 | 150.00 | UT | 11.50 | 11.50 | 100 | 2024 | 2023 | | 78 | 1,346 | |

## BUILDING DIMENSIONS

UCP=[YR=2023;ORIG=88,11] E40 S40 W40 N40 $
UGR=[YR=2023;ORIG=48,11] E40 S40 W40 N40 $
BAS=[YR=2023;ORIG=28,11] E20 S40 W20 N40 $
FOP=[YR=2023;ORIG=18,11] E10 S40 W10 N40 $
FOP=[YR=2023;ORIG=93,3] E34 S8 W34 N8 $
.

## LAND DESCRIPTION

TOTAL OB/XF 78,646

| 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 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,000 | | | | | | | |

REVIEW DATE 05/09/2024 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/03/2025 BY SYS