LOT 9 BLOCK A TROY PINES S/D.
982-70, WD 991-1575, WD 1414-351

JOHNSON KRISTA
335 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02890-000

BUILDING CHARACTERISTICS

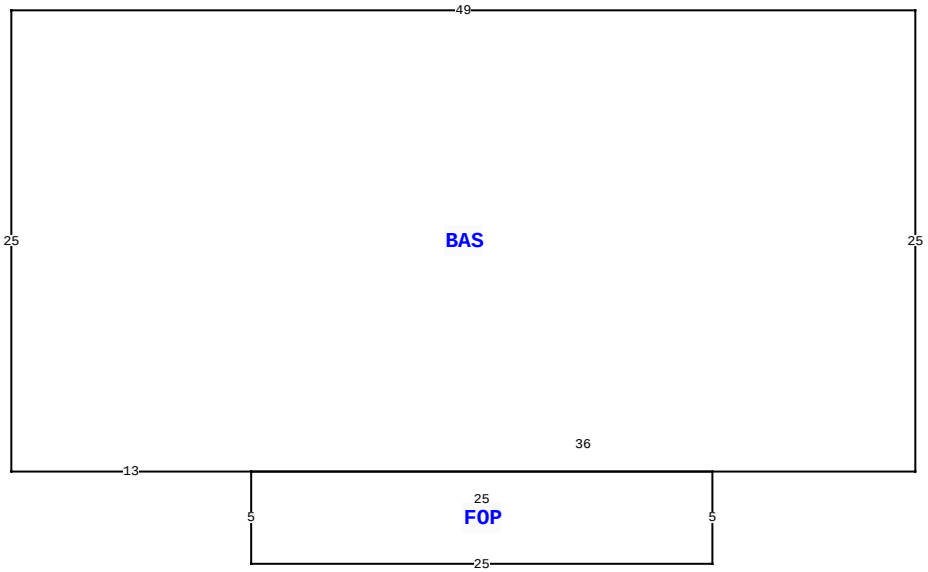
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	130,350
FOP	125	30		38	4,044
TOTALS	1,350			1,263	134,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	121.8000	136.42	172,298	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2023 Heated Area: 1225 HX Base Yr 2023



335 SW SUNRISE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,392
TOTAL MARKET OB/XF VALUE		11,750
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,642
SOH/AGL Deduction		1,031
ASSESSED VALUE		163,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,889
TOTAL JUST VALUE		164,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41084	ELECTRICAL		12/30/2020
21087	SFR	248	09/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/2171	3/18/2023	WD	U	I	11	100
GRANTOR: JOHNSON DUSTIN						
GRANTEE: JOHNSON KRISTA						
1414/0351	6/24/2020	WD	Q	I	01	120,000
GRANTOR: THERESA B JOHNSON						
GRANTEE: DUSTIN & KRISTA JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S25 E13 FOP= S5 E25 N5 W25$ E36 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	475.00	UT	2.00	2.00	100	2003	2003	3	100	950	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0030	BARN,MT	0	100	25	40	1.00	UT	9,000.00	9,000.00	100	2021	2020		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 11,750

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.74 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS