

LOT 19 MAY-FAIR S/D UNIT 3.
WD 1085-2219, WD 1166-1839,
(DC 1258-406;KENNY JOHNSON JR)

JOHNSON ANNETTE B
195 SW LUCILE CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-319

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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

Quality	06 06
DOR CODE	0100
SINGLE FAMILY	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100		1,765	195,458
FGR	553	55		304	33,665
FOP	76	30		23	2,547
FOP	267	30		80	8,859

TOTALS	2,661			2,172	240,530
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	1,779.00	UT	3.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00
6	0263	PRCH, USP	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	11/08/2023	BY	KS
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,172	120.5820	135.05	293,329	2007	2007	0	0	0 18.00	82.00
1 SINGLE FAM 100% - 2010 Heated Area: 1765 HX Base Yr 2010											
195 SW LUCILE CT, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1,779.00	UT	3.00	3.00	100	2007	2007	3	100	5,337	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
6	0263	PRCH, USP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

TOTAL OB/XF											11, 537		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00		

Total Acres:	0.51	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				240,530	
TOTAL MARKET OB/XF VALUE				11,537	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				287,067	
SOH/AGL Deduction				96,695	
ASSESSED VALUE				190,372	
TOTAL EXEMPTION VALUE		98 HX HB		190,372	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				287,067	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				290,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25119	SFR	556	10/16/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1166/1839	2/03/2009	WD	Q	I	01
GRANTOR: STANLEY CRAWFORD CONS					
GRANTEE: KENNY JR & ANNETTE					
1085/2219	6/02/2006	WD	Q	V	
GRANTOR: PETER W GIEBEIG					
GRANTEE: STANLEY CRAWFORD CO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FOP= N12 W27 S9 R3 U3 E5 D3 R3 S3 E16\$ W16 N3 L3 U3 W5 D3 L3 S3 W14 S30 FGR= S25 E12 N2 E11 N23 W23\$ E23 S4 E10 FOP= S4 E10 N4 W2 N6 W6 S6 W2\$ E2 N6 E6 S6 E13 N34\$.									