THE E 3 AC OF THE N 5 AC OF E1/2
OF NE1/4, EX RD. SAID PROP ALSO
BEG NE COR OF SEC, RUN S 232.79

JOHNSTON JANET A
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

12-5S-15-00446-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

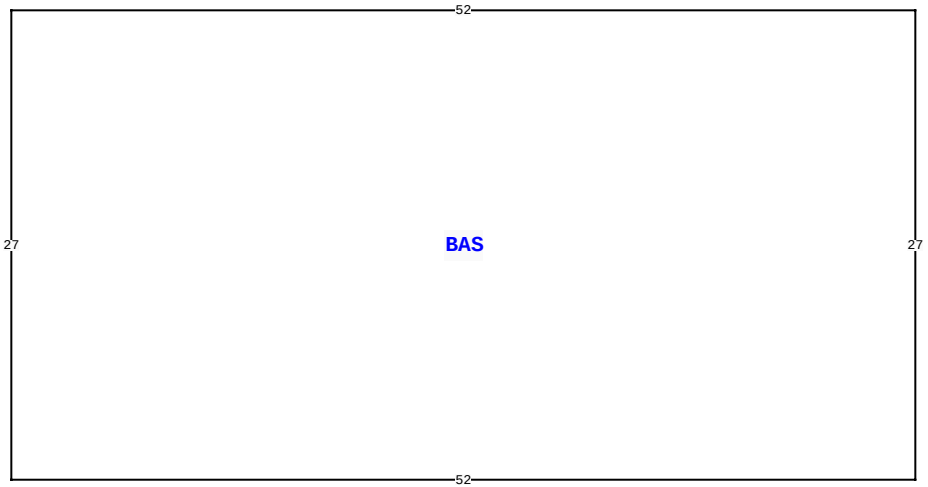
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	52,860
TOTALS	1,404			1,404	52,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	102.8700	61.72	86,655	2009	2009	0	0	0	39.00	61.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,860
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	33,460
TOTAL MARKET VALUE	89,470
SOH/AGL Deduction	0
ASSESSED VALUE	89,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,470
TOTAL JUST VALUE	89,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27375	M H	375	09/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/1323	2/21/2017	WD	U	I	18	41,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JANET A JOHNSTON						
1326/2488	10/24/2016	WD	U	I	18	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SECRETARY OF HOUSIN						

3264 SW DAIRY ST, LAKE CITY

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0040	BARN,POLE	0	0	13	31	1.00	UT	0.00	0.00	100	1995	1995	3	100	150	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	0102	C	SFR/MH	0		00	0.00	0.00	2.39	AC		1.00	1.00	1.00	14,000.00	14,000.00	33,460							

REVIEW DATE 07/13/2016 BY DF Total Acres: 2.39 Total Land Value: 33,460 Market: 0 Agricultural: 0 Common: 33,460 PRINTED 11/07/2025 BY SYS