

LOT 1 HUNTERS LANDING S/D.
933-2642, CT 1329-1609, WD

JOHNSON LAURA JADINE/JOHNSON DENNIS LEROY SR
298 NW CANTON LN
LAKE CITY, FL 32055

2026

13-3S-16-02100-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

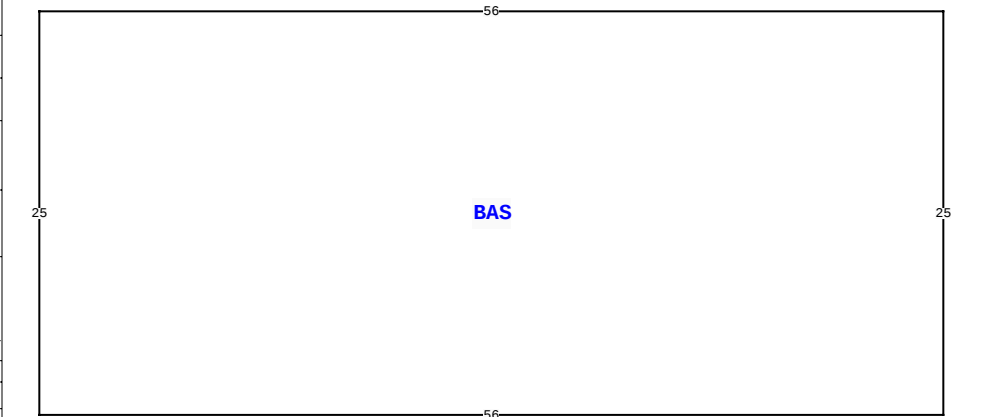
Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	13316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	27,311
TOTALS	1,400			1,400	27,311

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	1,500.00	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	81.2880	48.77	68,278	1992	1992	0	0	0	60.00	40.00
1 MOBILE HME			100% - 2019	Heated Area: 1400			HX Base Yr 2019					



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
298 NW CANTON LN, LAKE CITY			04/21/2023	MLU	

TOTAL OB/XF												
10,100												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		27,311	
TOTAL MARKET OB/XF VALUE		10,100	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		55,911	
SOH/AGL Deduction		22,131	
ASSESSED VALUE		33,780	
TOTAL EXEMPTION VALUE		HX HB 98	33,780
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		55,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,911	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1335/0772	4/18/2017	WD	U	I	12
					29,000
GRANTOR: US BANK N A					
GRANTEE: LAURA JADINE & DENN					
1329/1609	1/23/2017	CT	U	I	18
GRANTOR: CLERK OF COURT (PIDGE					
GRANTEE: US BANK N A					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S25 E56 N25\$.									