LOT 8 AMELIA LANDING PHASE 1.

WD 1425-1136,

JOHNSON JENNIFER J
290 SW BEACON WAY
LAKE CITY, FL 32025

2026

13-4S-16-02951-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

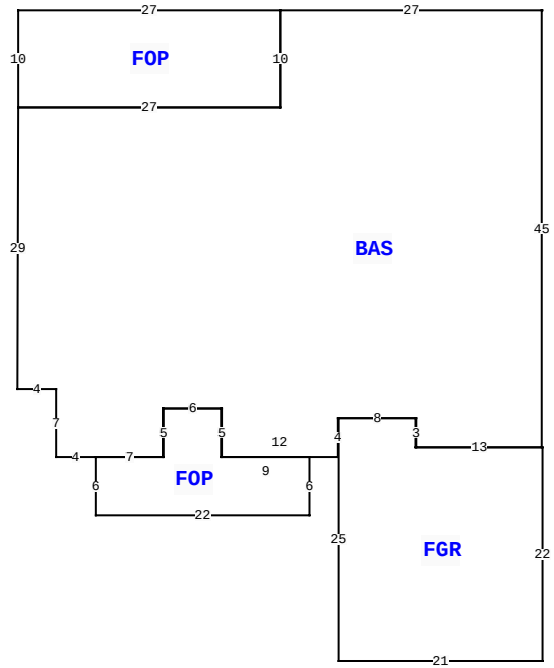
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100		2,110	265,516
FGR	486	55		267	33,599
FOP	162	30		49	6,166
FOP	270	30		81	10,193
TOTALS	3,028			2,507	315,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	118.2720	132.46	332,077	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 2110 HX Base Yr 2021



290 SW BEACON WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		315,473
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		351,913
SOH/AGL Deduction		79,771
ASSESSED VALUE		272,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,420
TOTAL JUST VALUE		351,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39767	SFR	0	05/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/1136	11/25/2020	WD	Q	I	01	234,000

GRANTOR: AMELIA LANDING INC

GRANTEE: JOHNSON JENNIFER J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-42,-26] W27 S10 W27 D29L0.1 E4 S7 E4 E7 N5 E6 S5 E12 N4 E8 S3 E13 N45 $
FGR=[ORIG=-42,19] W13 N3 W8 S25 E21 N22 $
FOP=[ORIG=-96,-26] E27 S10 W27 N10 $
FOP=[ORIG=-88,20] S6 E22 N6 W9 N5 W6 S5 W7 $
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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	640.00	UT	2.25	2.25	100	2021	2020		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2025 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS