

(AKA LOTS 1, 2 & 3 BLOCK C CHADW
COMM NE COR OF SW1/4 OF SE1/4, R
SW 378 FT, S 124.68 FT TO S R/W

JOHNSON NEIL R/JOHNSON DAWN M
108 NW LYNEAR PL
LAKE CITY, FL 32055

2026

14-3S-16-02123-019



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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 03

NEIGHBORHOOD/LOC 14316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	157,273
FSP	120	40		48	3,932
FSP	308	40		123	10,075
UOP	132	20		26	2,130

TOTALS 2,480 2,117 173,410

EXTRA FEATURES

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	0070	CARPORT UF	0	100	14	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0030	BARN, MT	0	0	28	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			1.00	LT		1.00	1.00	0.85	14,000.00	11,900.00	11,900							

REVIEW DATE 05/11/2023 BY KS

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,117	112.5200	126.02	266,784	1980	1980	0	0	0	35.00	65.00												
1 SINGLE FAM 100% - 1999													Heated Area: 1920										HX Base Yr 1999	

108 NW LYNEAR PL, LAKE CITY

TOTAL OB/XF													9,000									

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						173,410						
TOTAL MARKET OB/XF VALUE						9,000						
TOTAL LAND VALUE - MARKET						11,900						
TOTAL MARKET VALUE						194,310						
SOH/AGL Deduction						101,956						
ASSESSED VALUE						92,354						
TOTAL EXEMPTION VALUE						HX HB SX		88,354				
BASE TAXABLE VALUE						4,000						
TOTAL JUST VALUE						194,310						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						194,310						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
28196				M H				580		11/05/2009		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
0862/0661		7/07/1998		WD	Q	I		57,000				
GRANTOR: SOUSA												
GRANTEE: JOHNSON												
0565/0214		5/01/1985		WD	Q	I		42,300				
GRANTOR:												
GRANTEE:												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W16 FSP= N10 W12 S10 E12\$ W64 S24 E40 UOP= S11 E12 N11 W12\$ E12 FSP= S11 E28 N11 W28\$ E28 N24\$.												