

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

14-3S-16-02123-029



BUILDING CHARACTERISTICS												MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY												PAGE 1 of 1			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		31	VINYL SID 100		0800	02	672	98.7050	59.22	39,796	1994	1994		0	0	0	60.00	40.00	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 MOBILE HME				0%	1999				Heated Area: 672				HX Base Yr				Tax Group: 3		Tax Dist:															
Roof Cover		01	MINIMUM 100		1448 BAS 1448														BUILDING MARKET VALUE				15,918																
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				0																
Interior Floo		14	CARPET 90																TOTAL LAND VALUE - MARKET				11,900																
Interior Floo		08	SHT VINYL 10																TOTAL MARKET VALUE				27,818																
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				7,758																
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				20,060																
Bedrooms			1 100																TOTAL EXEMPTION VALUE				0																
Bathrooms			1 100																BASE TAXABLE VALUE				20,060																
Stories		1.	1. 100																TOTAL JUST VALUE				27,818																
Architectural		01	CONV 100																NCON VALUE				0																
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE				27,818																														
Quality		04	04																																				
DOR CODE		0200	MOBILE HOME																																				
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	672	100		672	15,918																																		
TOTALS					672			672	15,918	BLD DATE								LGL DATE				04/21/2025				MLU													
EXTRA FEATURES					181 NW LYNEAR PL, LAKE CITY					XF DATE								LAND DATE																					
										INC DATE								AG DATE																					
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																						
LAND DESCRIPTION												TOTAL OB/XF												0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0200	C	MBL HM	0		RSF/MH			1.00	LT		1.00	1.00	0.85	14,000.00	11,900.00	11,900																						
																			</																				