LOT 5 HUNNINGTON PLACE PHS 1.
WD 1270-824, WD 1290-1288,

JOHNSTON JOSEPH D/JOHNSTON SHANNA B
208 SW NEWLYWED CT
LAKE CITY, FL 32024

2026

14-4S-16-02973-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

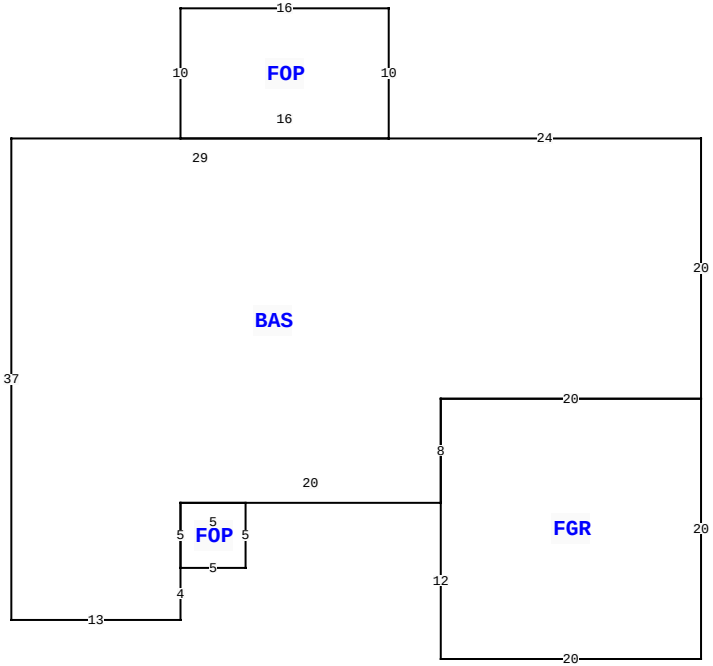
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100		1,441	182,024
FGR	400	55		220	27,790
FOP	25	30		8	1,010
FOP	160	30		48	6,064
TOTALS	2,026			1,717	216,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	126.7200	141.93	243,694	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2016 Heated Area: 1441 HX Base Yr 2016



208 SW NEWLYWED CT, 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		216,888
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,828
SOH/AGL Deduction		90,038
ASSESSED VALUE		163,790
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,068
TOTAL JUST VALUE		253,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,265

PRCL:0:3: FOR 2016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31784	SFR	619	03/05/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/1288	3/02/2015	WD	Q	I	01	142,000
GRANTOR: BRADLEY FRANKS CONST.						
GRANTEE: JOSEPH D & SHANNA B						
1270/0824	2/27/2014	WD	Q	V	03	13,400
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N10 W16 S10 E16$ W29 S37 E13 N4 FOP= E5 N5 W5 S5$ N5 E20 FGR= S12 E20 N20 W20 S8$ N8 E20 N20$.

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	970.00	UT	2.00	2.00	100	2014	2014	3	100	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/18/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS