LOT 19 PRICE CREEK LANDING.
WD 1029-1479, WD 1044-204, WD 10

JOHNSON JANICE/JOHNSON FREDERICK
2953 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	05	05

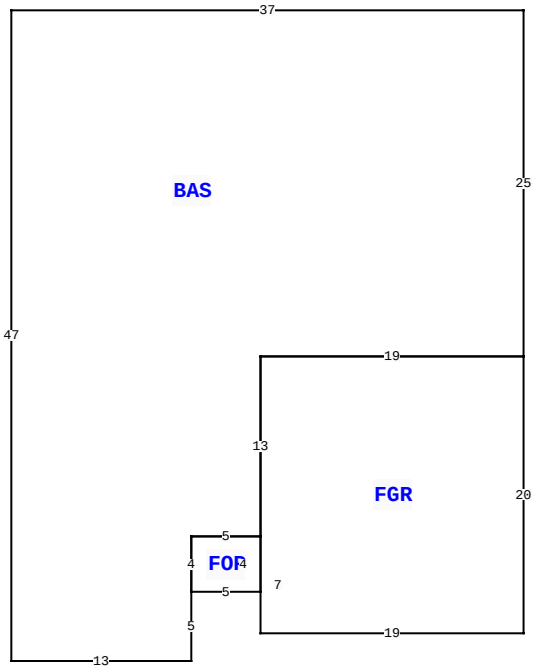
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100		1,276	132,091
FGR	380	55		209	21,636
FOP	20	30		6	621
TOTALS	1,676			1,491	154,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,491	115.5330	129.40	192,935	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1276 HX Base Yr 2023



2953 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,348
TOTAL MARKET OB/XF VALUE		2,680
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		172,028
SOH/AGL Deduction		2,891
ASSESSED VALUE		169,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,415
TOTAL JUST VALUE		172,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23473	SFR	417	08/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1384	4/30/2024	WD	U	I	11	100
GRANTOR: JOHNSON JANICE E						
GRANTEE: JOHNSON JANICE						
1490/1944	5/17/2023	QC	U	I	11	100
GRANTOR: CLARK GREGORY						
GRANTEE: JOHNSON JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S47 E13 N5 FOP= E5 N4 W5S4$ N4 E5 FGR= S7 E19 N20 W19 S13$ N13 E19 N25$.

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	16	67	1,072.00	UT	2.50	2.50	100	2005	2005	3	100	2,680	

LAND DESCRIPTION

TOTAL OB/XF 2,680

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 04/18/2017 BY DF Total Acres: 0.61 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS