COMM SE COR OF SEC, N 1417.87 FT
988.50 FT, W 1111.56 FT FOR POB,
N 210.33 FT TO S LINE OF GREENRI

JOHNSON JOHN F III/JOHNSON YEVGENIYA T
236 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

18-4S-17-08477-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

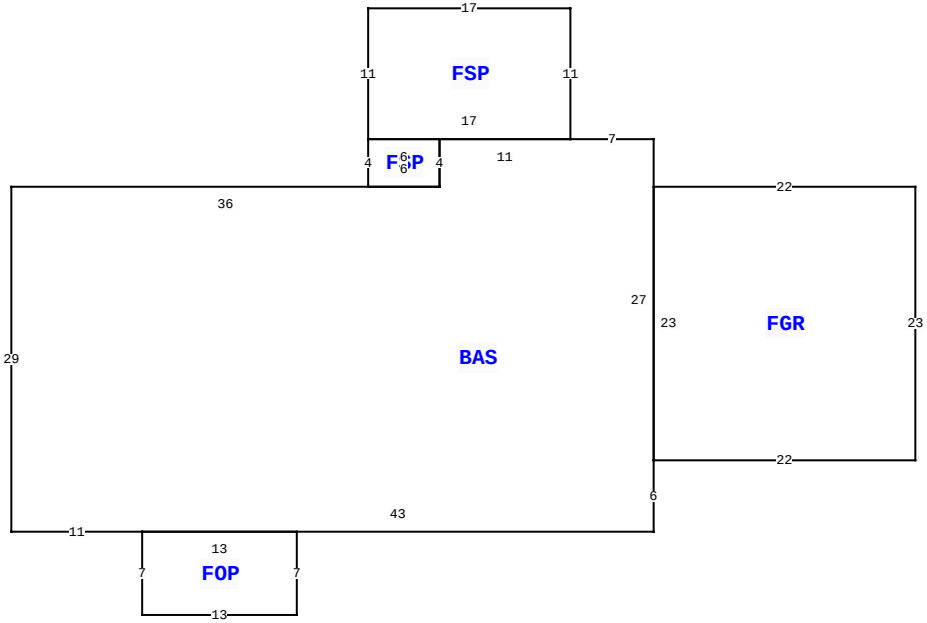
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	213,012
FGR	506	55		278	36,152
FOP	91	30		27	3,511
FSP	24	40		10	1,301
FSP	187	40		75	9,753
TOTALS	2,446			2,028	263,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	137.2140	153.68	311,663	1996	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2023 Heated Area: 1638 HX Base Yr 2023



236 SW GREENRIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,729
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		283,029
SOH/AGL Deduction		160,606
ASSESSED VALUE		122,423
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		21,701
TOTAL JUST VALUE		283,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31593	MAINT/ALTR	45	11/18/2013
10440	SFR	235	11/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/2062	8/19/2022	WD	Q	I	01	284,900
GRANTOR: JOHNS TRUDIE S						
GRANTEE: JOHNSON JOHN F III						
0827/0534	8/28/1996	WD	U	I	32	85,000
GRANTOR: WAYNE HUDSON						
GRANTEE: HUGH W & TRUDIE JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 W11 S4 W36 S29 E11 E43 N6 N27 $
FGR=[ORIG=0,27] E22 N23 W22 S23 $
FSP=[ORIG=-7,0] N11 W17 S11 E17 $
FOP=[ORIG=-43,33] S7 E13 N7 W13 $
FSP=[ORIG=-18,0] W6 S4 E6 N4 $
.

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	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/26/2022 BY ME Total Acres: 0.72 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS