

GRAY JOHNIE S/GRAY EVA C
839 NW JOHNSON ST, C/O SONYA THURSTON
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Stories1.1. 100

Architectual Units01CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC18717.0101.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,6201001,62097,074

TOTALS1,6201,62097,074

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10190FPLC PF0100001.00UT1,200.001,200.001001999199931001,200

20294SHED WOOD/010010161.00UT0.000.00100199919993100250

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

40294SHED WOOD/010012541.00UT0.000.001001999199931001,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10200CMBL HM100000.000.001.00LT1.001.0055,000.0055,000.0055,000

REVIEW DATE12/13/2017BYDFTotal Acres: 5.16Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 11/20/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0201021,620115.9000108.95176,4991999199900045.0055.00

2MANUF1100%-1998Heated Area: 1620HX Base Yr 1998

BLD DATEXF DATEINC DATE

473 SW QUAIL PL, FORT WHITE

BLD DATEXF DATEAG DATE

04/07/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE97,074

TOTAL MARKET OB/XF VALUE9,450

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE161,524

SOH/AGL Deduction91,175

ASSESSED VALUE70,349

TOTAL EXEMPTION VALUEHX HB45,349

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE161,524

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE161,524

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

0831/161411/01/1996WDQV0110,500

GRANTOR: L L CLEMONS(ATTNY IN

GRANTEE: JOHNIE S GRAY & EVA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27\$.