LOTS 3, 4, 5 & W 56 FT LOT 6 BLO
HEIGHTS S/D.

PUTTERE JOHN C JR
641 NW JOHNSON ST
LAKE CITY, FL 32055

**2026**

**19-3S-17-05156-000**

## BUILDING CHARACTERISTICS

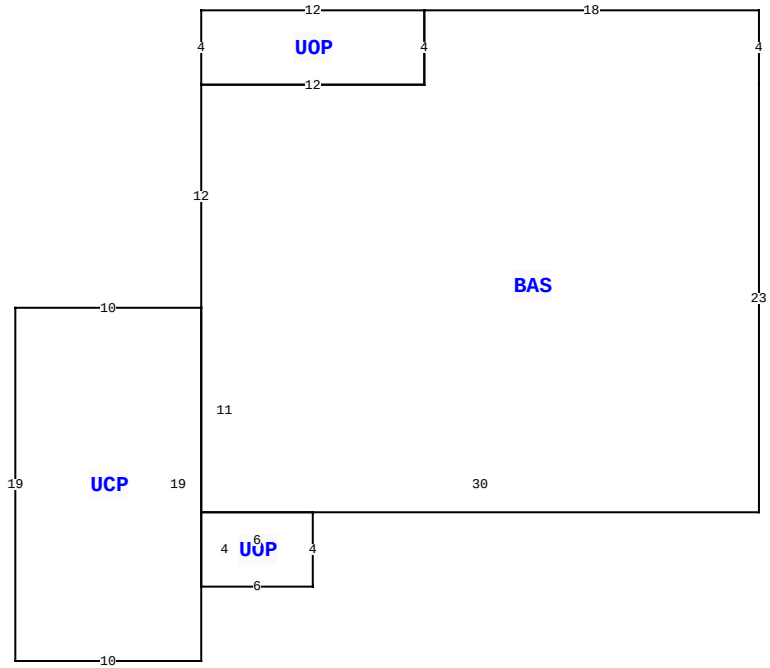
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 19317.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 762 | 100 | | 762 | 31,927 |
| UCP | 190 | 20 | | 38 | 1,592 |
| UOP | 24 | 20 | | 5 | 209 |
| UOP | 48 | 20 | | 10 | 419 |
| TOTALS | 1,024 | | | 815 | 34,148 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 815 | 57.5580 | 64.46 | 52,535 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 762 HX Base Yr




641 NW JOHNSON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 34,148 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 8,125 |
| TOTAL MARKET VALUE | 42,273 |
| SOH/AGL Deduction | 10,791 |
| ASSESSED VALUE | 31,482 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 31,482 |
| TOTAL JUST VALUE | 42,273 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 42,273 |

LAND:1:1: TOTAL ACRES = 1.95 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046304 | Electrical Servic | 0 | 01/19/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/1687 | 3/27/2025 | WD | U | I | 37 | 10,000 |
| GRANTOR: HARPER SPENCER | | | | | | |
| GRANTEE: PUTTERE JOHN C JR | | | | | | |
| 0952/1200 | 4/05/2002 | WD | Q | I | 01 | 100 |
| GRANTOR: HAROLD HARPER (AS SOL | | | | | | |
| GRANTEE: SPENCER HARPER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N4 W18 UOP= W12 S4 E12N4$ S4 W12 S12 UCP= W10 S19 E10 N19$S11 UOP= S4 E6 N4 W6$ E30 N23$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | RSF/MH | 0.00 | 0.00 | 3.25 | LT | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 8,125 | | | | | | | |

REVIEW DATE 06/24/2025 BY TP Total Acres: 1.91 Total Land Value: 8,125 Market: 0 Agricultural: 0 Common: 8,125 PRINTED 11/19/2025 BY SYS