LOTS 9 THRU 15 & 19 THRU 25
BLOCK C SPRINGFIELD S/D REPLAT.

JOHNSTON RICHARD L
2238 N US HWY 441
LAKE CITY, FL 32055

2026

20-3S-17-05410-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

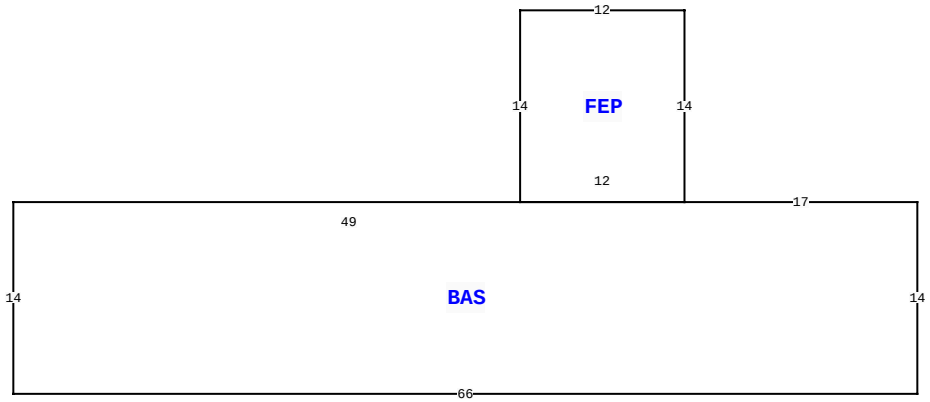
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,154
FEP	168	85		143	3,428
TOTALS	1,092			1,067	25,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,067	99.9000	59.94	63,956	1993	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 924 HX Base Yr 2021



2238 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		25,582
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		16,003
TOTAL MARKET VALUE		50,485
SOH/AGL Deduction		11,726
ASSESSED VALUE		38,759
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,759
TOTAL JUST VALUE		50,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,485

XFOB:1:1: 1993 FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0275	2/22/2016	WD	Q	I	01	40,000
GRANTOR: ZACHARY DAVID & DEANN						
GRANTEE: RICHARD L JOHNSTON						
1260/0237	8/20/2013	WD	U	I	37	30,000
GRANTOR: CARL JOSEPH WEBER 111						
GRANTEE: ZACHARY DAVID RECE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FEP= N14 W12 S14 E12$ W49 S14 E66 N14$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0102	C	SFR/MH	100		00	0.00	0.00	30,482.00	SF		1.00	1.00	0.70	0.75	0.53	16,003							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.70 Total Land Value: 16,003 Market: 0 Agricultural: 0 Common: 16,003 PRINTED 11/07/2025 BY SYS