N1/2 OF LOT 5 & N1/2 OF LOT 6 BL
ACRES EST S/D.

JOHNS WARREN DOUGLAS
276 SW YOUNG PLACE
LAKE CITY, FL 32025

2026

20-4S-17-08597-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

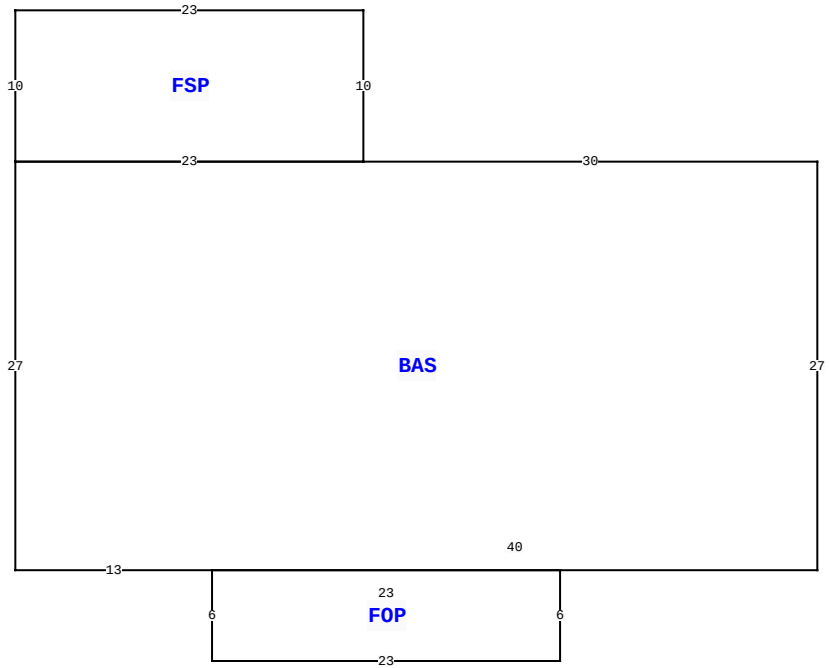
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	20417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	119,431
FOP	138	30		41	3,422
FSP	230	40		92	7,678
TOTALS	1,799			1,564	130,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	114.6420	128.40	200,818	1966	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1431 HX Base Yr 2005



251 SW FEDORA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,532
TOTAL MARKET OB/XF VALUE		12,956
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		173,788
SOH/AGL Deduction		62,937
ASSESSED VALUE		110,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,129
TOTAL JUST VALUE		173,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22254	M H	286	08/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/1556	8/31/2022	LE	U	I	14	100
GRANTOR: JOHNS WARREN DOUGLAS						
GRANTEE: JOHNS WARREN AND KA						
0995/2865	9/25/2003	WD	Q	I		79,000
GRANTOR: SARAH G ROBERTS RENE						
GRANTEE: WARREN DOUGLAS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N10 W23 S10 E23$ W23 S27 E13 FOP= S6E23N6 W23$ E40 N27$.

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	0031	BARN,MT AE	0	100	16	25	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	26	32	832.00	UT	1.50	1.50	100	2012	2012	3	100	1,248	
5	0296	SHED METAL	0	100	12	12	144.00	UT	9.00	9.00	100	2012	2012	3	100	1,296	
6	0060	CARPORT F	0	100	26	32	832.00	UT	3.50	3.50	100	2017	2017	3	100	2,912	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 12,956

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	2.02	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,300							

REVIEW DATE 05/16/2017 BY BC Total Acres: 2.02 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 11/10/2025 BY SYS