BEG SE COR GOV'T LOT 3, RUN W 10
TO SANTA FE RIVER, RUN NE'LY ALO
OF SAID RIVER 385.50 FT, RUN E 5

JOHNSON JEFFREY E
118 NW EMPORIA GLN
LAKE CITY, FL 32055

2026

20-7S-16-04265-005

BUILDING CHARACTERISTICS

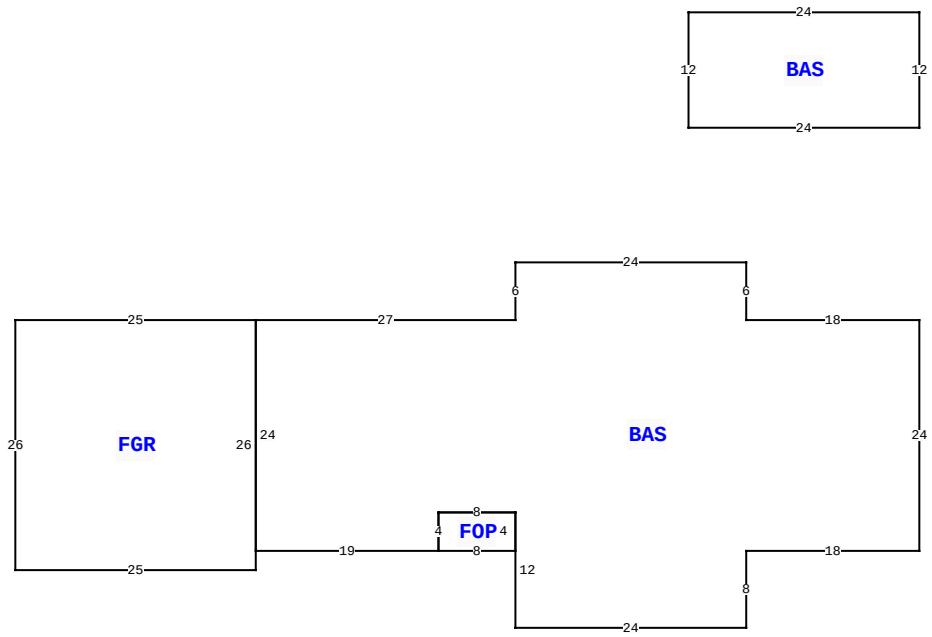
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	21,598
BAS	1,960	100		1,960	146,981
FGR	650	55		358	26,846
FOP	32	30		10	750
TOTALS	2,930			2,616	196,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	103.0080	115.37	301,808	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2248 HX Base Yr



153 SW NATURES CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,175
TOTAL MARKET OB/XF VALUE	38,121
TOTAL LAND VALUE - MARKET	148,995
TOTAL MARKET VALUE	383,291
SOH/AGL Deduction	0
ASSESSED VALUE	383,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,291
TOTAL JUST VALUE	383,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,291

LAND:2:1: RIVER FRONT 1.77AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1738	1/03/2015	WD	U	I	11	100
GRANTOR: BARBARA A THORPE						
GRANTEE: JEFFREY E JOHNSON						
1014/2501	5/07/2004	QC	Q	I	01	100
GRANTOR: GEORGE E & RUTH H JOH						
GRANTEE: BARBARA J THORPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N6 W24 S6 W27 FGR= W25 S26 E25 N26$ S24 E19 FOP= E8 N4 W8 S4$ N4 E8 S12 E24 N8 E18 N24$ PTR=N20 BAS= N12 W24 S12 E24$ S20$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0200	GARAGE F	0	0	30	46	1.00	UT	0.00	0.00	100	0	0	3	100	9,274	
5	0030	BARN,MT	0	0	16	46	1.00	UT	0.00	0.00	100	0	0	3	100	1,675	
6	0030	BARN,MT	0	0	16	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,008	
7	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
8	0080	DECKING	0	0	12	30	360.00	UT	5.00	5.00	65	1993	1993	3	65	1,170	
9	0030	BARN,MT	0	0	24	30	720.00	UT	10.00	10.00	100	2010	2010	3	100	7,200	
10	0166	CONC,PAVMT	0	0	12	24	288.00	UT	2.25	2.25	100	2010	2010	3	100	648	

TOTAL OB/XF 31,075

LAND DESCRIPTION

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		A-1	385.00	200.00	14.19	AC		1.00	1.00	0.70	15,000.00	10,500.00	148,995							

REVIEW DATE 07/02/2015 BY DF Total Acres: 14.19 Total Land Value: 148,995 Market: 0 Agricultural: 0 Common: 148,995 PRINTED 11/12/2025 BY SYS

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2026

20-7S-16-04265-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0120	CLFENCE 4	0	0	0	0	360.00	UT	5.50	5.50	100	2010	2010	3	100	1,980	
12	0260	PAVEMENT-A	0	0	10	220	2,200.00	UT	1.30	1.30	50	2010	2010	3	50	1,430	
13	0260	PAVEMENT-A	0	0	0	0	5,440.00	UT	1.30	1.30	50	2010	2010	3	50	3,536	
14	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,046

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

REVIEW DATE 07/02/2015 BY DF Total Acres: 14.19 Total Land Value: 148,995 Market: 0 Agricultural: 0 Common: 148,995 PRINTED 11/12/2025 BY SYS