BEG NW COR OF NE1/4 OF SE1/4 OF
FT, S ALONG E LINE OF W 6.18 AC
SE1/4 OF SW1/4 663.87 FT, W 410.

JOHNSON DARRELL P
190 NE RAY JOHNSON CT
LAKE CITY, FL 32055

**2026**

**21-3S-17-05527-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

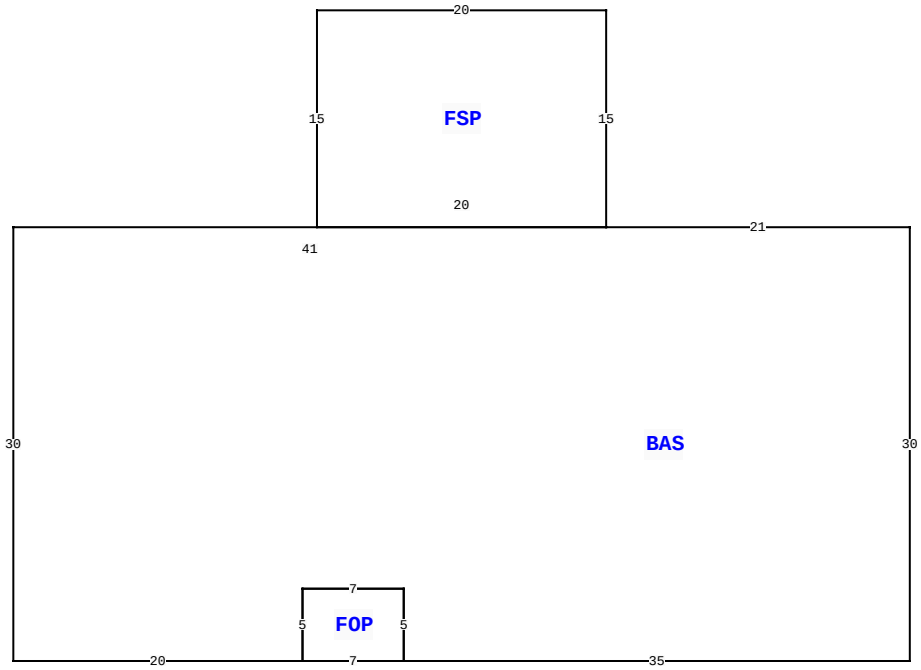
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 04 |
| NEIGHBORHOOD/LOC | 21317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,825 | 100 | | 1,825 | 136,348 |
| FOP | 35 | 30 | | 10 | 747 |
| FSP | 300 | 40 | | 120 | 8,965 |
| TOTALS | 2,160 | | | 1,955 | 146,060 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,955 | 102.6260 | 114.94 | 224,708 | 1994 | 1994 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1825 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 146,060 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 43,260 |
| TOTAL MARKET VALUE | 190,520 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 190,520 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 190,520 |
| TOTAL JUST VALUE | 190,520 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 190,520 |

SALE:1:1: $.70 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8471 | SFR | 55,000 | 06/09/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1466/1807 | 4/29/2022 | QC | U | I | 11 | 100 |

GRANTOR: JOHNSON DANNY RAY
GRANTEE: JOHNSON DARRELL P

| | | | | | | |
|---|---|---|---|---|---|---|
| 1258/1302 | 7/22/2013 | QC | U | I | 11 | 100 |

GRANTOR: DAWN R DEFANCE FKA DA
GRANTEE: DANNY RAY JOHNSON

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W21 FSP= N15 W20 S15 E20$ W41 S30 E20 FOP= E7 N5 W7 S5$ N5 E7 S5 E35 N30$ .

### 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | | 00 | 0.00 | 0.00 | 6.18 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 43,260 | | | | | | | |

REVIEW DATE 09/03/2015 BY DF Total Acres: 6.18 Total Land Value: 43,260 Market: 0 Agricultural: 0 Common: 43,260 PRINTED 11/19/2025 BY SYS