LOT 9 LAKEWOOD ESTATES S/D.
ORB 818-1316, 883-1969,

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

2026

23-3S-16-02272-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

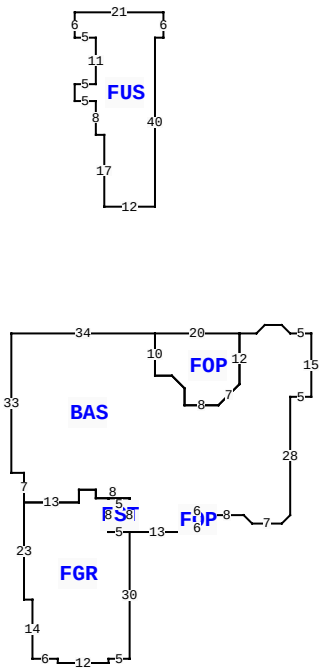
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,581	100		2,581	239,253
FGR	889	55		489	45,329
FOP	24	30		7	649
FOP	283	30		85	7,879
FST	40	55		22	2,040
FUS	672	100		672	62,293
TOTALS	4,489			3,856	357,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,856	121.5313	136.12	524,879	2003	2003	0	0	0	31.90	68.10

1 SINGLE FAM 100% - 2004 Heated Area: 3253 HX Base Yr 2004



118 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		357,443
TOTAL MARKET OB/XF VALUE		25,303
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		450,246
SOH/AGL Deduction		115,116
ASSESSED VALUE		335,130
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,408
TOTAL JUST VALUE		450,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,856

LAND:1:1: 3.26 AC UPLAND, 6.52 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17107	SFR	395	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/1969	6/25/1999	WD	Q	V		53,000

GRANTOR: A BULLARD

GRANTEE: JEFFREY E JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S33 E3 S7 FGR= S23 E2 S14 E6 S1 E12 N1 E5 N30 FST= N8 W5 S8 E5$ W5 N8 W3 N2 W4 S3 W13$ E13 N3 E4 S2 E8 S8 E13 N1 FOP= E6 N4 W6 S4$ N4 E6 S1 E8 D2 R2 E7 R2 U2 N28 E5 N15 W5 U2 L2 W4 L2 D2 W4 FOP= W20 S10 E4 D3 R3 S4 E8 R5 U5 N12$ S12 D5 L5 W8 N4 L3 U3 W4 N10$ PTR= N30 FUS= N40 E2 N6 W21 S6 E5 S11 W5 S4 E5 S8 E2 S17 E12$ S30$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	7,064.00	UT	2.00	2.00	100	2003	2003	3	100	14,128	
3	0083	DOCK-LAKE	0	100	4	375	1,500.00	UT	11.50	11.50	30	2009	2009	3	30	5,175	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0258	PATIO	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 25,303

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	75,000.00	67,500.00	67,500							

REVIEW DATE 05/16/2023 BY KS Total Acres: 6.46 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2025 BY SYS