

COMM NW COR OF SEC, RUN E 325
FT, S 570.44 FT FOR POB, RUN E
146.60 FT, S 274.63 FT, NW

JOHNSON TODD A
140 SW QUINCY TERR
LAKE CITY, FL 32024

2026

25-4S-16-03153-052



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 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 06

NEIGHBORHOOD/LOC					
25416.040 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100		1,614	128,274
FCP	228	25		57	4,530
FSP	119	40		48	3,815
FST	84	55		46	3,656
TOTALS	2,045			1,765	140,275

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	100	12	32	384.00	UT	2.00	2.00	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF	1275.00	147.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,765	109.1720	122.27	215,807	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 1614 HX Base Yr 2025											
140 SW QUINCY TER, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

TOTAL OB/XF											
2,138											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 140,275											
TOTAL MARKET OB/XF VALUE 2,138											
TOTAL LAND VALUE - MARKET 22,500											
TOTAL MARKET VALUE 164,913											
SOH/AGL Deduction 0											
ASSESSED VALUE 164,913											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 114,191											
TOTAL JUST VALUE 164,913											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 164,913											
SALE:3:1: LOT 1, BLK L, PICCADILLY PARK-MAILED INQ											
SALE:2:1: LOT 1 BLK L PICCADILLY PARK											
SALE:1:1: LOT 1 BLOCK L PICCADILLY PARK INREC											
LAND:1:1: 0.71 AC.											
PERMIT NUM DESCRIPTION AMT ISSUED											
000049717 Roof Replacement 13,000 05/02/2024											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1247/2322 1/14/2013 QC U I 11 100											
GRANTOR: ARLENE DAILIDENAS											
GRANTEE: TODD A JOHNSON											
0923/1363 3/29/2001 WD Q I 85,000											
GRANTOR: CARACCI											
GRANTEE: STANLEY & ARLENE DA											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W25 N18 W16 S18 W10 FST= W12 S7 E12 N7\$ S7 FCP= W12 S19 E12 N19\$ S19 E4 FSP= S7 E17 N7 W17\$ E47 N26\$.											