BEG NW COR OF NW1/4 OF NW1/4, RU
572.76 FT TO N R/W US-90 W ALONG
W LINE OF NW1/4 OF NW1/4 N 554.4

JOHNSON PEGGY RUE
10145 W US HWY 90
LAKE CITY, FL 32055

2026

26-3S-15-00229-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

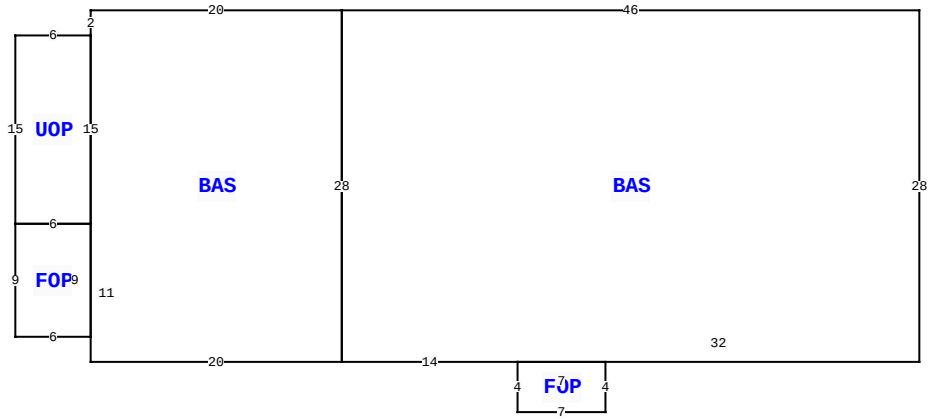
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	37,961
BAS	1,288	100		1,288	87,312
FOP	28	30		8	542
FOP	54	30		16	1,085
UOP	90	20		18	1,220
TOTALS	2,020			1,890	128,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	93.1200	104.29	197,108	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1848 HX Base Yr



10145 W US HIGHWAY 90 , 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: 3	Tax Dist:	
BUILDING MARKET VALUE		128,120
TOTAL MARKET OB/XF VALUE		5,575
TOTAL LAND VALUE - MARKET		23,500
TOTAL MARKET VALUE		157,195
SOH/AGL Deduction		63,546
ASSESSED VALUE		93,649
TOTAL EXEMPTION VALUE	HX HB VX SX	93,649
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		157,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044199	Roof Replacement	15,080	04/14/2022
11118	ADDN SFR	100	05/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/2539	10/28/2023	LE	U	I	14	100

GRANTOR: JOHNSON PEGGY RUE (AK

GRANTEE: JOHNSON PEGGY BITNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 BAS= W20 S2 UOP= W6 S15 E6 N15$ S15 FOP= W6 S9E6 N9$ S11 E20 N28$ S28 E14 FOP= S4 E7 N4 W7$ E32 N28$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	700.00	700.00	25	1984	1984	3	25	175	
2	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	5.00	100	2005	2005	3	100	2,400	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 5,575

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		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	15,000.00	15,000.00	21,900							
2	9630	C	SWAMP	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,600.00	1,600.00	1,600							

REVIEW DATE 02/23/2023 BY KS Total Acres: 2.46 Total Land Value: 23,500 Market: 0 Agricultural: 0 Common: 23,500 PRINTED 11/18/2025 BY SYS