BEG SE COR OF NW1/4 OF NW1/4,
RUN SW 133.73 FT, S 566.54 FT,
W 298.14 FT, N 612.98 FT, CONT

JOHNSON JAMES E JR/JOHNSON JULIE S
9896 W US HWY 90
LAKE CITY, FL 32055

2026

26-3S-15-00230-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

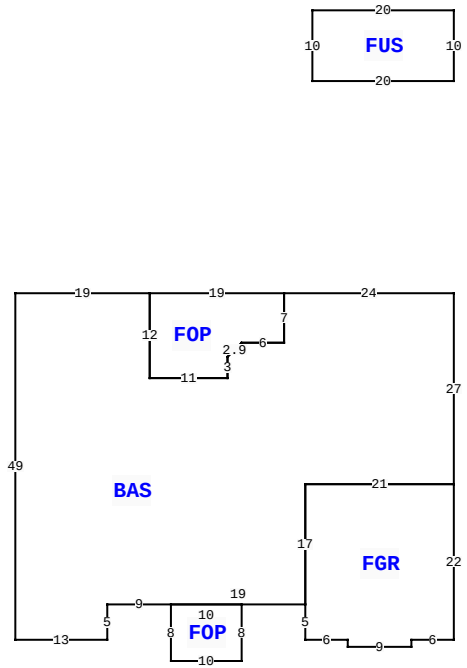
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	06	06
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	2,246	100		2,246	241,618
FGR	471	55		259	27,862
FOP	80	30		24	2,582
FOP	190	30		57	6,132
FUS	200	100		200	21,515
TOTALS	3,187			2,786	299,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,786	124.7400	139.71	389,232	2002	2002	0	0	0	23.00	77.00

2 SINGLE FAM 100% - 1999 Heated Area: 2446 HX Base Yr 1999



9896 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		299,709
TOTAL MARKET OB/XF VALUE		15,918
TOTAL LAND VALUE - MARKET		81,450
TOTAL MARKET VALUE		397,077
SOH/AGL Deduction		107,504
ASSESSED VALUE		289,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,851
TOTAL JUST VALUE		397,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,969

SALE:1:1: 5.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53147	Roof Replacement	21,667	05/19/2025
000048345	Electrical Servic	0	10/05/2023
19006	SFR	389	12/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/1812	5/28/1999	WD	Q	V	03	8,100
GRANTOR: RAMONA PARK CHURCH IN						
GRANTEE: JAMES E JOHNSON JR						
0865/0881	8/28/1998	WD	Q	V	01	12,100
GRANTOR: RAMONA PARK CHURCH						
GRANTEE: JOHNSON (CHURCH MEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S7 W6 D2L2 S3 W11 N12 W19 S49 E13 N5 E9 E19 N17 E21 N27 $
FGR=[ORIG=-21,44] S5 E6 S1 E9 N1 E6 N22 W21 S17 $
FUS=[ORIG=0,-30] N10 W20 S10 E20 $
FOP=[ORIG=-24,0] W19 S12 E11 N3 U2R2 E6 N7 $
FOP=[ORIG=-40,44] S8 E10 N8 W10 $
.

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	0296	SHED METAL	0	100	10	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	684.00	UT	2.00	2.00	100	2002	2002	3	100	1,368	
4	0031	BARN,MT AE	0	100	30	45	1,350.00	UT	9.00	9.00	100	2013	2013	3	100	12,150	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 15,918

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	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,360							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 9.05 Total Land Value: 81,450 Market: 0 Agricultural: 0 Common: 81,450 PRINTED 11/18/2025 BY SYS