

JOHNSON BILLIE CAROL
1809 NW FRONTIER DR
LAKE CITY, FL 32055

2025

27-35-16-02310-103

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

19COMMON BRK 90

31VINYL SID 10

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

15HARDTILE 20

03CENTRAL 100

04AIR DUCTED 100
4 100
3 100

02WOOD FRAME 100
1. 1. 100

05CONV 100
0 100

0303 100

0101 100

0707

0100SINGLE FAMILY

MKT AREA06

NEIGHBORHOOD/LOC27316.0201.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,9121001,912215,637

FGR4835526629,999

FOP6030182,030

FOP22530687,669

TOTALS2,6802,264255,335

EXTRA FEATURES

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0100001,712.00UT2.002.001002002200231003,424

20296SHED METAL0100001.00UT0.000.001002009200931001,400

30060CARPORT F0100001.00UT0.000.001002018201831003,500

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRSFR100RSF-2128.00152.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE03/29/2023BYKS

Total Acres: 0.45Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 06/27/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100012,264131.7690147.58334,121200120010023.5876.42

1 SINGLE FAM - 100% - 2003Heated Area: 1912HX Base Yr 2003

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COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE255,335

TOTAL MARKET OB/XF VALUE8,324

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE298,659

SOH/AGL Deduction105,028

ASSESSED VALUE193,631

TOTAL EXEMPTION VALUEHX HB WX55,722

BASE TAXABLE VALUE137,909

TOTAL JUST VALUE298,659

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE280,934

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0954/06905/20/2002WDQI03155,000

GRANTOR: THOMAS H EAGLE

GRANTEE: WILLIAM JOHNSON

0930/08507/17/2001WDQVI0310,000

GRANTOR: DAUGHTRY

GRANTEE: T EAGLE(DAUGHTRY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W20 S8 E5 D3 R3 S2 E12 N13\$ S13 W12 N2 L3 U3
W5 N8 W23 S24 FGR= W2 S21 E23 N21 W21\$ E21 S15 E9 FOP= S6
E10 N6 W10\$ E19 S6 E12 N45\$.