N DIV: BEG AT A PT ON N LINE
OF SW1/4 OF SW1/4, 210 FT E OF
NW COR OF SAID SW1/4 OF SW1/4,

JOHNSON ANNETTE
870 NW FAMU LN
LAKE CITY, FL 32055

2025

28-3S-17-11898-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

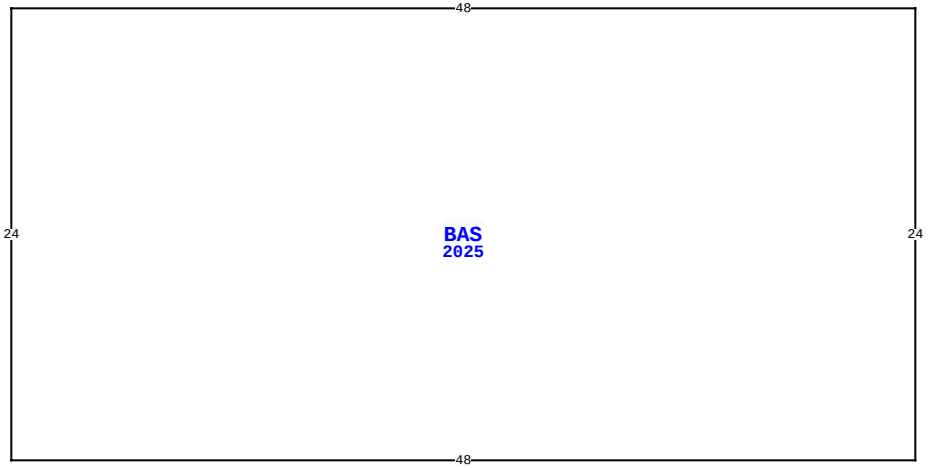
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2025	1,152	26,003
TOTALS	1,152			1,152	26,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	94.0500	56.43	65,007	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1152 HX Base Yr



922 NE FAMU LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	26,003
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,925
TOTAL MARKET VALUE	31,928
SOH/AGL Deduction	0
ASSESSED VALUE	31,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,928
TOTAL JUST VALUE	31,928
NCON VALUE	26,003
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1416/1189	7/02/2020	PR	U	V	30	100
GRANTOR: ANNETTE JOHNSON & VIC						
GRANTEE: ANNETTE JOHNSON						
1301/0466	8/28/2015	WD	Q	V	01	8,000
GRANTOR: JAMES & MAMIE BROWN &						
GRANTEE: WILL J BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,12] E48 S24 W48 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0200	C	MBL HM	0			0.00	0.00	47,400.00	SF		1.00	1.00	0.25	0.50	0.13	5,925							

REVIEW DATE 12/13/2024 BY JB Total Acres: 1.09 Total Land Value: 5,925 Market: 0 Agricultural: 0 Common: 5,925 PRINTED 08/27/2025 BY SYS