

COMM SE COR OF NW1/4 OF SW1/4, R
FT TO C/L CR-131, NE ALONG C/L 8
50 FT TO W R/W, NE ALONG R/W 206

JOHNSON DALPHUS A
P O BOX 2605
LAKE CITY, FL 32056-2605

2026

30-2S-17-04801-006



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 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	30217.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,150	100		3,150	324,395
FGR	550	55		302	31,101
FOP	93	30		28	2,884
FOP	412	30		124	12,770
PTO	78	5		4	412

TOTALS	4,283			3,608	371,560
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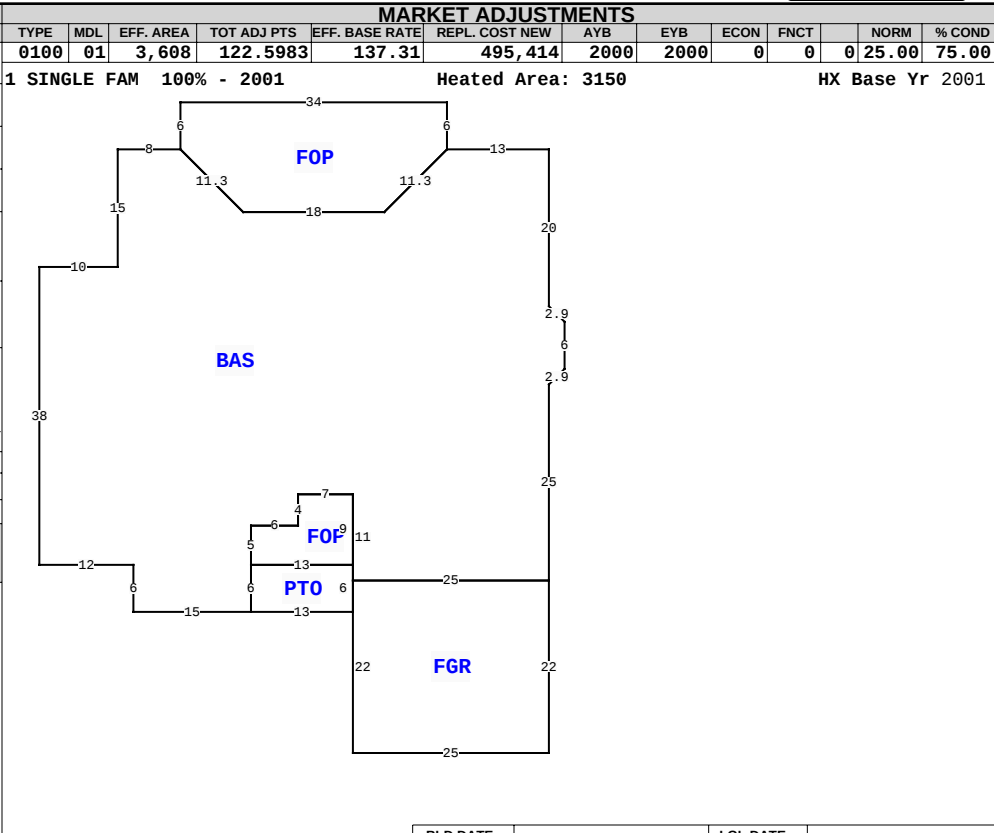
EXTRA FEATURES

L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	12,000.00	12,000.00	23,280							

REVIEW DATE	01/06/2025	BY	JS
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3110 NW FALLING CREEK RD, LAKE CITY	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	3,800
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TOTAL OB/XF																	3,800
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Total Acres: 2.94	Total Land Value: 35,280	Market: 0	Agricultural: 0	Common: 35,280
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COLUMBIA COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		371,560
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		35,280
TOTAL MARKET VALUE		410,640
SOH/AGL Deduction		127,349
ASSESSED VALUE		283,291
TOTAL EXEMPTION VALUE	HX HB VX 13	283,291
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		410,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,595

XFOB:1:1: AMER MH

BLDG:1:1: AMER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051890	Roof Replacement	31,800	12/19/2024
15568	SFR	475	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1929	1/04/2024	LE U	I	I	14	100
GRANTOR: JOHNSON DALPHUS A						
GRANTEE: JOHNSON DALPHUS A (						
1493/2378	6/29/2023	LE U	I	I	14	100
GRANTOR: JOHNSON DALPHUS A						
GRANTEE: JOHNSON DALPHUS A (						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W13 FOP= N6 W34 S6 D8 R8 E18 R8 U8 \$ D8 L8 W18 L8
U8 W8 S15 W10 S38 E12 S6 E15 PTO= E13 N6 W13 S6\$ N6 FOP= E13
N9 W7 S4 W6 S5\$ N5 E6 N4 E7 S11 FGR= S22 E25 N22 W25\$ E25 N25
R2 U2 N6 U2 L2 N20\$.