NW DIV: LOT 1 & W1/3 LOT 2 BLOCK
ESTATES S/D.

JOHNSON LOVE ANNIE RUTH
833 NW WILSON ST
LAKE CITY, FL 32055

2026

30-3S-17-11702-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

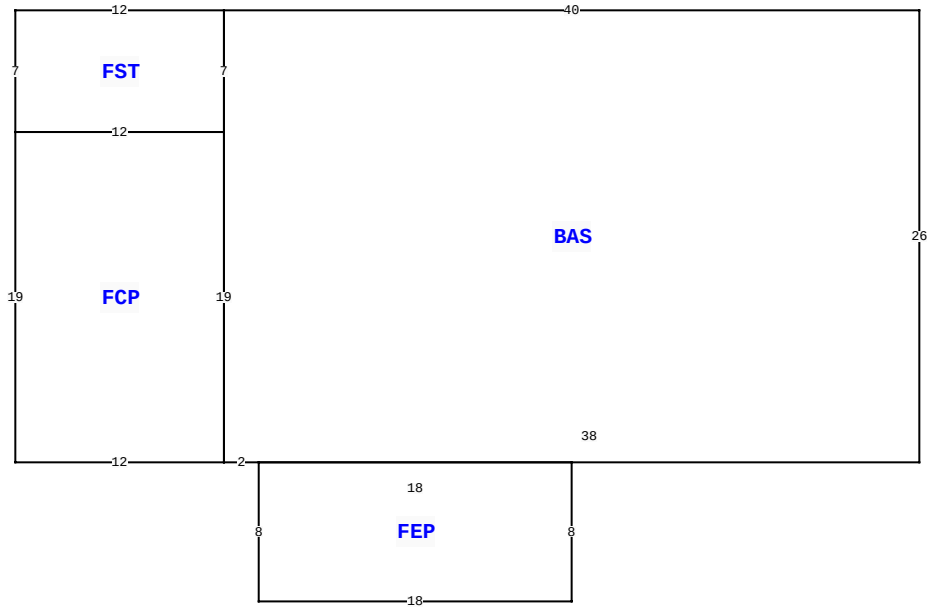
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	67,908
FCP	228	25		57	3,722
FEP	144	80		115	7,509
FST	84	55		46	3,004
TOTALS	1,496			1,258	82,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	106.0000	118.72	149,350	1978	1978	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 1040 HX Base Yr



895 NW SUNSHINE PL, 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	82,142
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	4,250
TOTAL MARKET VALUE	89,272
SOH/AGL Deduction	0
ASSESSED VALUE	89,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,272
TOTAL JUST VALUE	89,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1281/1174	9/15/2014	QC	U	I	14	0

GRANTOR: BETTY J AARON WILLIAM

GRANTEE: ANNIE RUTH JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S7 E12 N7$S7 FCP= W12 S19 E12 N19$ S19 E2
FEP= S8 E18 N8 W18$ E38 N26$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,400	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	80	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	0			0.00	0.00	8,500.00	SF		1.00	1.00	1.00	0.50	0.50	4,250							

REVIEW DATE 08/08/2011 BY DF Total Acres: 0.20 Total Land Value: 4,250 Market: 0 Agricultural: 0 Common: 4,250 PRINTED 11/18/2025 BY SYS