

JOHNSON DANIEL L
537 NE CEMETERY LP
LAKE CITY, FL 32055

33-1S-17-04640-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A Y B	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 100							0100	01	1,289	67.2300	75.30	97,062	1980	1980		0	30		0	35.00	35.00	STANDARD									
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2023 Heated Area: 1275 HX Base Yr 2023														Tax Group: 3 Tax Dist:										
Roof Cover		01	MINIMUM 100																					BUILDING MARKET VALUE 33,972										
Interior Wall		02	WALL BD/WD 100																					TOTAL MARKET OB/XF VALUE 13,948										
Interior Floo		08	SHT VINYL 100																					TOTAL LAND VALUE - MARKET 128,250										
Air Condition		02	WINDOW 100																					TOTAL MARKET VALUE 60,570										
Heating Type		02	CONVECTION 100																					SOH/AGL Deduction 1,041										
Bedrooms		1	1 100																					ASSESSED VALUE 59,529										
Bathrooms		1	1 100																					TOTAL EXEMPTION VALUE HX HB 34,529										
Frame		01	NONE 100																					BASE TAXABLE VALUE 25,000										
Stories		1.	1. 100																					TOTAL JUST VALUE 176,170										
Architectual		05	CONV 100																					NCON VALUE 0										
Units		0	0 100							INCOME VALUE																								
Condition Adj		02	02 100							PREVIOUS YEAR MKT VALUE 176,170																								
Kitchen Adjus		01	01 100																															
Quality		03	03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA							03																								
NEIGHBORHOOD/LOC		33117.00	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	80	100		80	2,108																													
BAS	1,195	100		1,195	31,494																													
PTO	276	5		14	369																													
TOTALS		1,551			1,289	33,972																												
EXTRA FEATURES						537 NE CEMETERY LOOP, LAKE CITY										BLD DATE		LGL DATE		04/11/2025		MLU												
																XF DATE		LAND DATE																
																INC DATE		AG DATE																
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	0021	BARN,FR AE	0	100	24	28	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																		
2	0080	DECKING	0	100	3	50	150.00	UT	5.00	5.00	50	2003	2003	3	50	375																		
3	0296	SHED METAL	0	100	11	12	132.00	UT	5.00	5.00	75	2003	2003	3	75	495																		
4	0263	PRCH,USP	0	100	15	15	225.00	UT	12.50	12.50	20	2003	2003	3	20	563																		
5	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	50	2003	2003	3	50	375																		
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
7	0030	BARN,MT	0	100	22	60	1,320.00	UT	10.00	10.00	20	2003	2003	3	20	2,640																		
8	0296	SHED METAL	0	100	8	45	360.00	UT	5.00	5.00	20	2003	2003	3	20	360																		
9	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	50	2003	2003	3	50	240																		
10	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																		
LAND DESCRIPTION						TOTAL OB/XF										13,148																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																	
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850																	
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.50	AC		1.00	1.00	1.00	280.00	280.00	6,300																	
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	123,750																	
REVIEW DATE		07/22/2015	BY	DF	Total Acres: 28.50		Total Land Value: 12,650		Market: 123,750		Agricultural: 8,150		Common: 4,500		PRINTED 10/10/2025 BY SYS																			

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