

COMM NE COR OF SE1/4, RUN W 1955
DEG W 645.67 FT FOR POB, CONT S
FT, W 683.50 FT, N 8 DEG E 645.1

JOHNSTON JOE C/JOHNSTON SANDRA R
498 SW SUNDAY GLN
LAKE CITY, FL 32024

2026

34-4S-16-03271-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	19	COMMON BRK 60	0100	01	3,419	122.4531	137.15	468,916	1997	1997	20	0	0	30.80	49.20	VALUATION BY																					
Exterior Wall	31	VINYL SID 40	1 SINGLE FAM 100% - 1998										Heated Area: 2772										HX Base Yr 1998														
Roof Structur	08	IRREGULAR 100											Tax Group: 3										Tax Dist:														
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										230,707														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										21,223														
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET										90,180														
Interior Floo	15	HARDTILE 20											TOTAL MARKET VALUE										263,456														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										70,797														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										192,659														
Bedrooms	3	100											TOTAL EXEMPTION VALUE										HX HB														
Bathrooms	2	100											BASE TAXABLE VALUE										141,937														
Frame	01	NONE 100											TOTAL JUST VALUE										342,110														
Stories	2.	2. 100											NCON VALUE										0														
Architectual	05	CONV 100											INCOME VALUE										347,268														
Units	0	100											PREVIOUS YEAR MKT VALUE										347,268														
Condition Adj	03	03 100											SALE:1:1: 10.13 ACRES																								
Kitchen Adjus	01	01 100																																			
Quality	07	07																																			
DOR CODE	5000	IMPROVED AG																																			
MAP NUM		MKT AREA	01																																		
NEIGHBORHOOD/LOC	34416.00	1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,043	100		2,043	137,857																																
FGR	675	55		371	25,034																																
FOP	880	30		264	17,814																																
FUS	729	100		729	49,191																																
PTO	238	5		12	810																																
TOTALS	4,565			3,419	230,707																																
EXTRA FEATURES					498 SW SUNDAY GLN, LAKE CITY										BLD DATE										LGL DATE												
															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	0166	CONC, PAVMT	0	100	17	20	340.00	UT	1.50	1.50	100	1997	1997	3	100	510																					
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200																					
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2001	2001	3	40	13,440																					
4	0166	CONC, PAVMT	0	100	0	0	1,315.00	UT	1.50	1.50	100	2001	2001	3	100	1,973																					
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200																					
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200																					
7	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600																					
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200																					
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400																					
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500																					
LAND DESCRIPTION										TOTAL OB/XF										21,223																	
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	6200	A	PASTURE 3	0		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	280.00	280.00	2,526																				
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,180																				
3	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																				
REVIEW DATE		07/22/2019		BY	BC	Total Acres: 10.02		Total Land Value: 11,526				Market: 81,180				Agricultural: 2,526				Common: 9,000				PRINTED 11/18/2025 BY SYS													