E DIV: LOTS 4, 5, 6, 7 & 8 LAKE
377-167, WD 1047-2836, DC 1522-1

JOHNS ROBERT E JR TRUSTEE
528 SE LESLIE WOOD LN
LULU, FL 32061

2027

00-00-00-13149-000

BUILDING CHARACTERISTICS

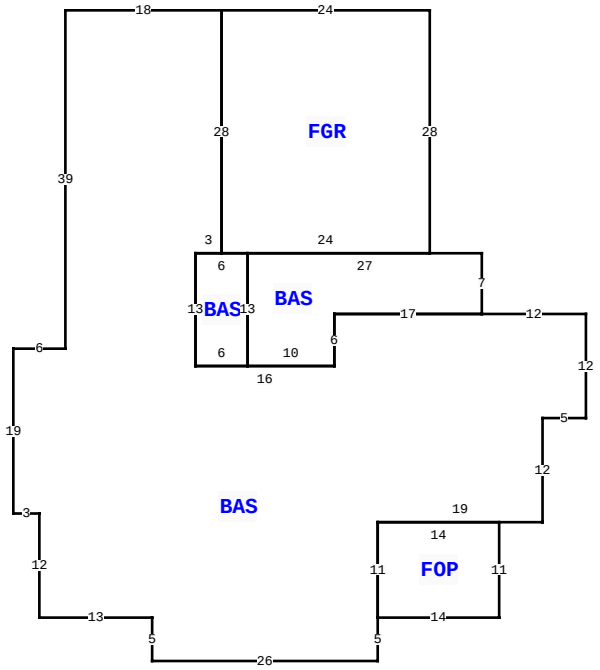
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC		32317.130 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	78	100		78	6,708
BAS	249	100		249	21,414
BAS	2,569	100		2,569	220,938
FGR	672	55		370	31,821
FOP	154	30		46	3,956
TOTALS	3,722			3,312	284,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,312	120.2800	132.31	438,211	1950	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2896 HX Base Yr



164 NE LAGUNA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	284,837
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	37,950
TOTAL MARKET VALUE	324,187
SOH/AGL Deduction	0
ASSESSED VALUE	324,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,187
TOTAL JUST VALUE	324,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
190	MAINT/ALTR	85	05/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/2836	5/03/2005	WD	U	I	11	100

GRANTOR: JOHNS R E

GRANTEE: JOHNS ROBERT REVOCA

/				I		0

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N7 W27 BAS= W6 S13 E6 N13$S13 E10 N6 E17$ W17 S6 W16 N13 E3 FGR= E24 N28 W24 S28$ N28 W18 S39 W6 S19 E3 S12 E13 S5 E26 N5 FOP= E14 N11 W14 S11 $ N11 E19N12 E5 N12$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		*RSF-	300.00	115.00	34,500.00	SF		1.00	1.00	1.00	1.10	1.10	37,950							

REVIEW DATE 10/21/2016 BY DF Total Acres: 0.79 Total Land Value: 37,950 Market: 0 Agricultural: 0 Common: 37,950 PRINTED 11/17/2026 BY SYS