LOT 1 10TH FAIRWAY VILLAS S/D.
566-681, 727-821, WD 1348-858, W

JOHNSON DAVID L III/JOHNSON AMANDA
106 SW WREN CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-101

BUILDING CHARACTERISTICS

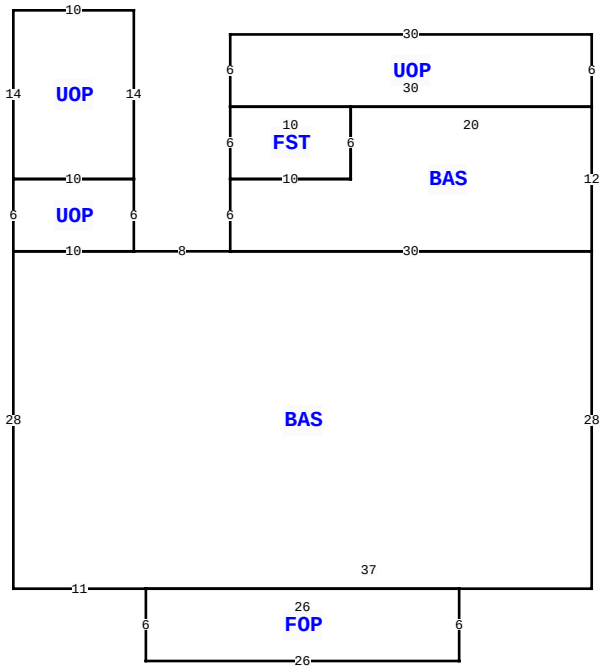
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	29,898
BAS	1,344	100		1,344	133,943
FOP	156	30		47	4,684
FST	60	55		33	3,289
UOP	60	20		12	1,196
UOP	140	20		28	2,791
UOP	180	20		36	3,588
TOTALS	2,240			1,800	179,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	120.8000	132.88	239,184	1984	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2027 Heated Area: 1644 HX Base Yr 2022



106 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	179,388
TOTAL MARKET OB/XF VALUE	4,718
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	199,856
SOH/AGL Deduction	0
ASSESSED VALUE	199,856
TOTAL EXEMPTION VALUE	HX HB 13 199,856
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	199,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053345	Roof Replacement	16,000	06/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1151	6/07/2021	WD	Q	I	01	202,000
GRANTOR: HENSON HARRIETTE ANN						
GRANTEE: JOHNSON DAVID L III						
1348/0858	11/16/2017	WD	U	I	30	100
GRANTOR: HARRIETTE ANN DUNN HE						
GRANTEE: HARRIETTE ANN DUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N6 UOP= N14 W10 S14 E10$ W10 S6 E10$ W10 S28 E11 FOP= S6E26N6 W26$ E37 N28 BAS= N12 UOP= N6 W30 S6 E30$ W20 FST= W10 S6 E10 N6$ S6 W10 S6 E30$ W30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	11	57	627.00	UT	1.40	1.40	100	0	0	3	100	878	
3	0169	FENCE/WOOD	0	100	0	0	184.00	UT	7.50	7.50	50	1993	1993	3	50	690	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	75	1993	1993	3	75	450	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,718

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	0140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 06/30/2025 BY chuck Total Acres: 0.21 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS