

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

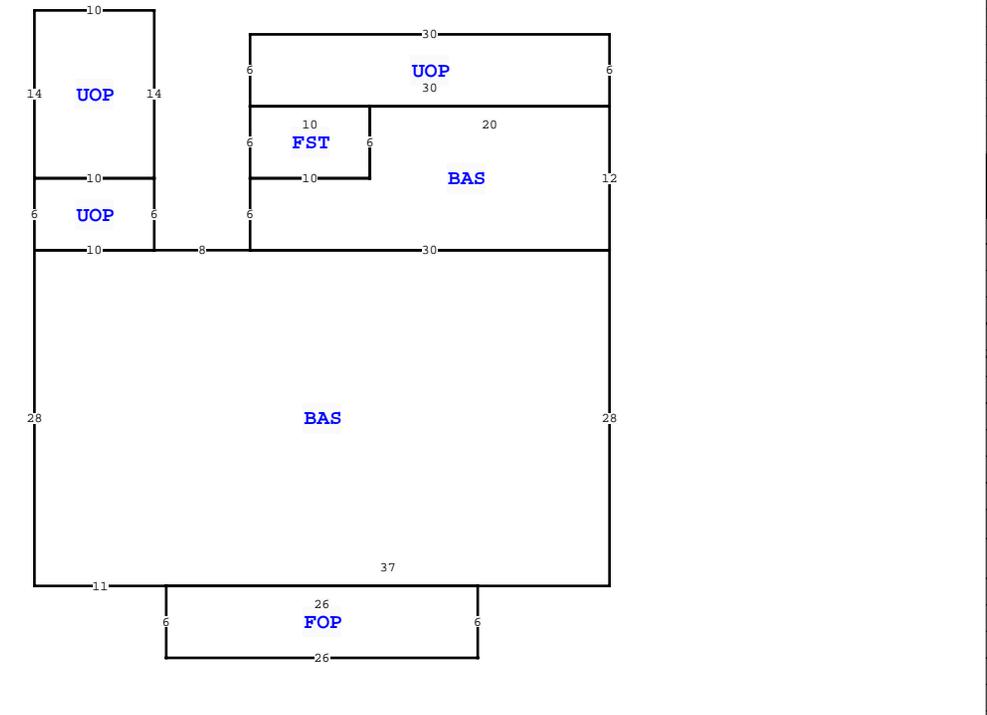
JOHNSON DAVID L III/JOHNSON AMANDA  
106 SW WREN CT  
LAKE CITY, FL 32025

**2026**

01-4S-16-02678-101  
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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 Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	137.71	247,878	1984	2000	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1644 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	30,985
BAS	1,344	100		1,344	138,812
FOP	156	30		47	4,854
FST	60	55		33	3,408
UOP	60	20		12	1,240
UOP	140	20		28	2,892
UOP	180	20		36	3,719
<b>TOTALS</b>	<b>2,240</b>			<b>1,800</b>	<b>185,908</b>

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

EXTRA FEATURES													
106 SW WREN CT, LAKE CITY													
TOTAL OB/XF 4,718													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	185,908		
TOTAL MARKET OB/XF VALUE	4,718		
TOTAL LAND VALUE - MARKET	15,750		
TOTAL MARKET VALUE	206,376		
SOH/AGL Deduction	37,705		
ASSESSED VALUE	168,671		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	117,260		
TOTAL JUST VALUE	206,376		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	205,558		

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	Q	I	01	202,000
GRANTOR: HENSON HARRIETTE ANN						
GRANTEE: JOHNSON DAVID L III						
1348/0858	11/16/2017	WD U	U	I	30	100
GRANTOR: HARRIETTE ANN DUNN HE						
GRANTEE: HARRIETTE ANN DUNN						

BUILDING NOTES													
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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\$.													