

COMM AT SE COR OF NW1/4, RUN N 5
330.49 FT FOR POB, CONT W 161.56
FT, E 161.57 FT, S 297.31 FT TO

JOHNSON MELISSA/JOHNSON DANIEL
183 SW HOLLY GLN
LAKE CITY, FL 32024

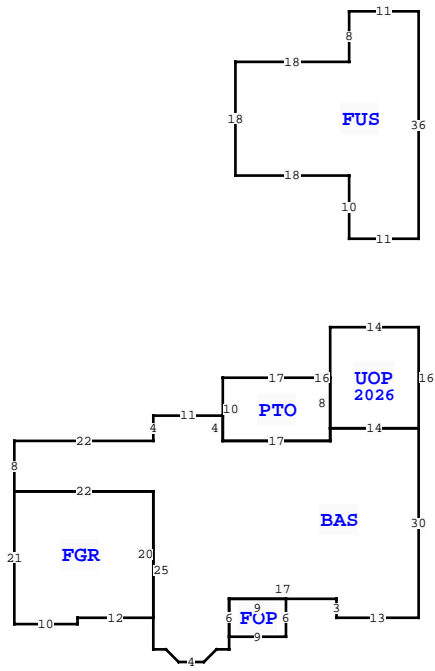
2026

01-5S-16-03390-025



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	02	02	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MAP AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,445	100	
FGR	450	55	
FOP	54	30	
FUS	720	100	
PTO	170	5	
UOP	224	20	2026
TOTALS	3,063		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2026									Heated Area: 2165	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			348,828
TOTAL MARKET OB/XF VALUE			30,293
TOTAL LAND VALUE - MARKET			25,300
TOTAL MARKET VALUE			404,421
SOH/AGL Deduction			0
ASSESSED VALUE			404,421
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			353,010
TOTAL JUST VALUE			404,421
NCON VALUE			13,031
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			394,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048987	Roof Replacement	19,000	01/09/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/685	12/05/2025	WD	Q	I	01	515,000
GRANTOR: VAN HOFWEGEN MADISO						
GRANTEE: JOHNSON MELISSA						
1516/2303	6/12/2024	WD	U	I	11	100
GRANTOR: WILLIAMS RICHARD LEE						
GRANTEE: VAN HOFWEGEN MADISO						

EXTRA FEATURES																
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	0	0	0		708.00	UT	3.00	2006	2006	3	100	2,124
2	0166	CONC, PAVMT	0	100	0	0	0		2,653.00	UT	2.25	2009	2009	3	100	5,969
3	0169	FENCE/WOOD	0	100	0	0	0		1.00	UT	0.00	2014	2014	3	100	2,000
4	0030	BARN, MT	0	100	0	0	0		1.00	UT	0.00	2021	2020		100	10,000
5	0060	CARPOT F	0	100	25	22			550.00	UT	8.00	2026	2025		100	4,400
6	0251	LEAN TO W/	0	100	0	0			1.00	UT	800.00	2026	2025		100	800
7	0060	CARPOT F	0	100	0	0			1.00	UT	5,000.00	2026	2025		100	5,000

TOTAL OB/XF														30,293									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	1.10	AC	1.00	1.00	1.00	23,000.00	23,000.00	25,300							

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/14/2026 MLU													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W14 S2 W17 N4 W11 S4 W22 S8 E22 S25 E2 D2R2 E4 U2R2 E2 N2 N6 E17 S3 E13 N30 \$													
FUS=[ORIG=0,-30] N36 W11 S8 W18 S18 E18 S10 E11 \$													
FGR=[ORIG=-64,10] S21 E10 N1 E12 N20 W22 \$													
PTO=[ORIG=-14,0] N8 W17 S10 E17 N2 \$													
FOP=[ORIG=-30,33] E9 N6 W9 S6 \$													
UOP=[YR=2026;ORIG=-14,0] N16 E14 S16 W14 \$													
PTR=[ORIG=0,0] N30 S30 \$													