

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

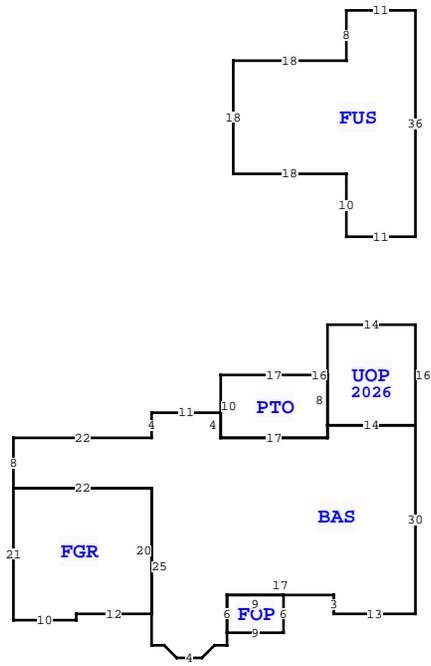
2026

01-5S-16-03390-025



ELEMENT		CD	CONSTRUCTION		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100		1,445	206,713
FGR	450	55		248	35,477
FOP	54	30		16	2,289
FUS	720	100		720	102,999
PTO	170	5		8	1,145
UOP	224	20	2026	45	6,437
TOTALS	3,063			2,482	355,060

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	355,060		
TOTAL MARKET OB/XF VALUE	30,293		
TOTAL LAND VALUE - MARKET	25,300		
TOTAL MARKET VALUE	410,653		
SOH/AGL Deduction	0		
ASSESSED VALUE	410,653		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	359,242		
TOTAL JUST VALUE	410,653		
NCON VALUE	13,082		
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												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/16/2026 MLU												

BUILDING NOTES												
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 \$												

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 \$												

LAND DESCRIPTION																							
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							