COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 359.39 FT FOR POB, CONT W
N 225.91 FT, E 320.38 FT, S 222.

JOHNSON JUSTIN
166 SW IRWING GLN
LAKE CITY, FL 32024

2026

02-5S-16-03407-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

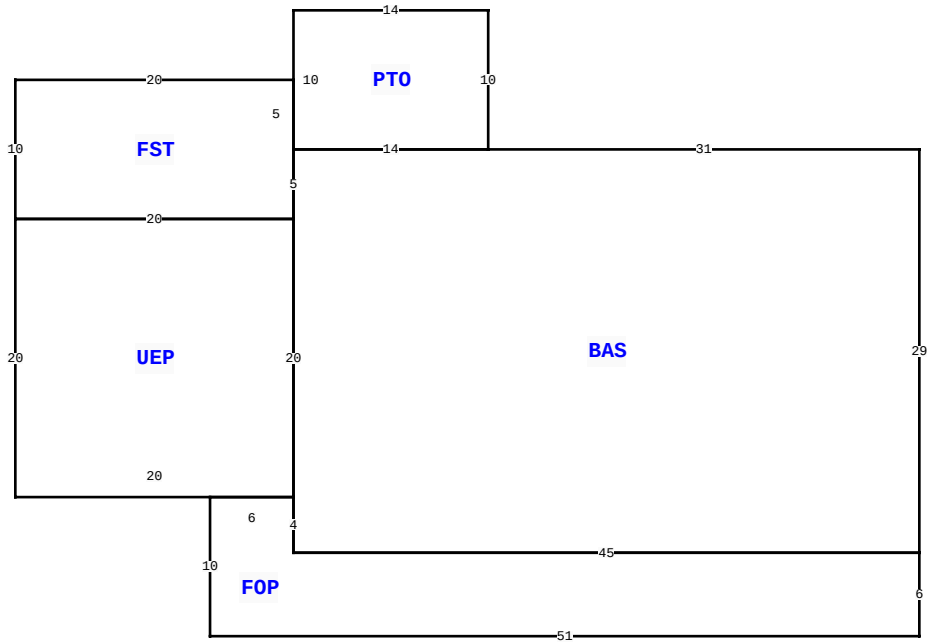
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100		1,305	126,372
FOP	330	30		99	9,587
FST	200	55		110	10,652
PTO	140	5		7	678
UEP	400	60		240	23,241
TOTALS	2,375			1,761	170,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	130.6800	148.98	262,354	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1305 HX Base Yr



166 SW IRWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	170,530
TOTAL MARKET OB/XF VALUE	2,820
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	206,350
SOH/AGL Deduction	0
ASSESSED VALUE	206,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,350
TOTAL JUST VALUE	206,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/1752	6/23/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JOHNSON JUSTIN						
0966/1316	10/28/2002	WD	Q	I		104,000
GRANTOR: JAMES & JACQUELINE FA						
GRANTEE: JOHNNY M MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 PTO= N10W14 S10 E14$ W14 FST= N5 W20 S10 E20 N5$S5 UEP= W20 S20 E20 N20$ S20 FOP= W6 S10 E51 N6 W45 N4$ S4E45 N29$.

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	0166	CONC,PAVMT	0	0	4	27	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC,PAVMT	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	560	
3	0294	SHED WOOD/	0	0	8	24	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	
4	0169	FENCE/WOOD	0	0	0	0	344.00	UT	7.50	7.50	50	1993	1993	3	50	1,290	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,820

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-1	0.00	0.00	1.65	AC		1.00	1.00	1.00	20,000.00	20,000.00	33,000							

REVIEW DATE 09/09/2019 BY KR Total Acres: 1.65 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 05/13/2026 BY SYS