

COMM SW COR OF NW1/4, RUN S  
624.56 FT TO W R/W SR 47, NE  
ALONG R/W 824.14 FT FOR POB,

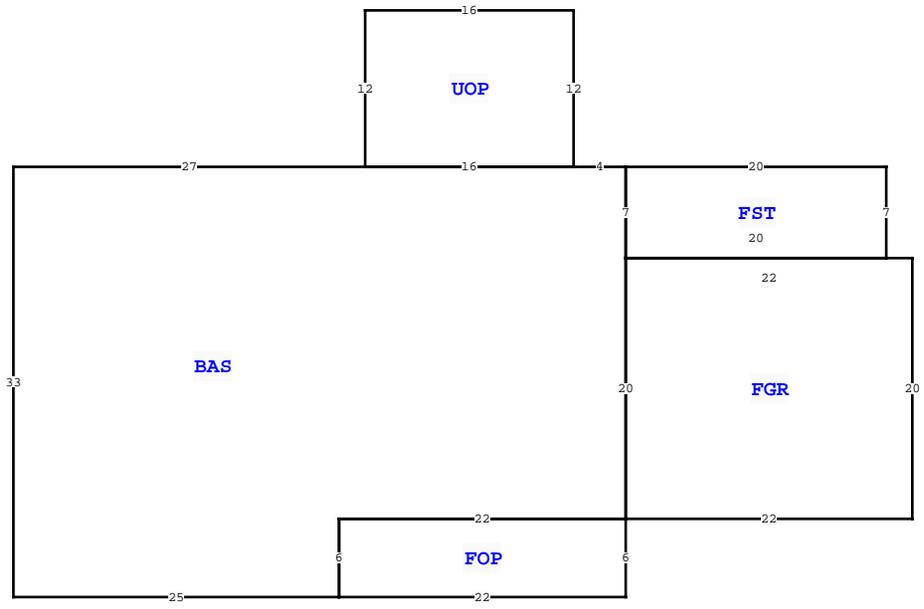
JOHNSON SHAWN J/JOHNSON MELANIE J  
7174 SW SR 47  
LAKE CITY, FL 32024

**2026**

02-5S-16-03443-001  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION
Exterior Wall	10		ABOVE AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 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		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 01
NEIGHBORHOOD/LOC			2516.00 1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,419	100	
FGR	440	55	
FOP	132	30	
FST	140	55	
UOP	192	20	
TOTALS	2,323		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2022								
			Heated Area: 1419			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		148,754	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		18,360	
TOTAL MARKET VALUE		171,714	
SOH/AGL Deduction		0	
ASSESSED VALUE		171,714	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		171,714	
TOTAL JUST VALUE		171,714	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		166,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054116	Roof Replacement	14,300	09/22/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0889/1025	10/01/1999	WD	Q	I		105,000
GRANTOR: HARRELL'S						
GRANTEE: JOHNSON'S						
0631/0002	8/21/1987	WD	Q	I		65,000
GRANTOR: GIEBEIG PETER W						
GRANTEE: HARRELL RICHARD L &						

EXTRA FEATURES		7174 SW STATE ROAD 47 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0140	CLFENCE 6	0 0 0 0
2	0294	SHED WOOD/	0 0 0 0
3	0166	CONC,PAVMT	0 0 0 0

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	0140	CLFENCE 6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,900	
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S33 E25 FOP= E22 N6W22 S6\$ N6 E22 FGR= E22 N20 W22 S20\$ N20 FST= E20 N7 W20 S7\$ N7W4 UOP= N12 W16 S12 E16\$ W16\$.	

LAND DESCRIPTION		TOTAL OB/XF														4,600								
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	0100	C	SFR	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							