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

2027

02-5S-16-03443-001

BUILDING CHARACTERISTICS

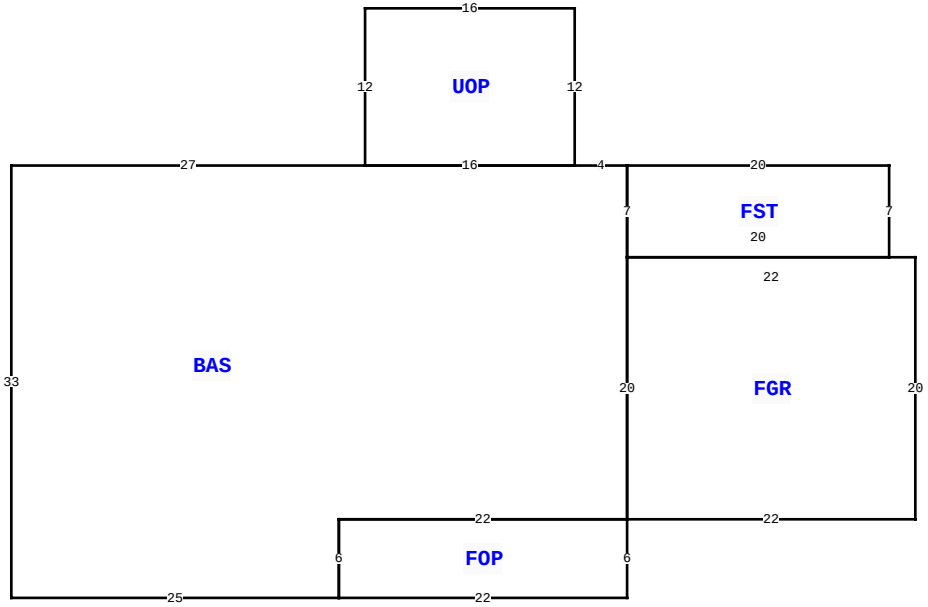
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100		1,419	112,158
FGR	440	55		242	19,128
FOP	132	30		40	3,162
FST	140	55		77	6,086
UOP	192	20		38	3,004
TOTALS	2,323			1,816	143,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	110.5440	121.60	220,826	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1419 HX Base Yr



7174 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	09/13/2019 KR

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,537
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	18,360
TOTAL MARKET VALUE	166,497
SOH/AGL Deduction	0
ASSESSED VALUE	166,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,497
TOTAL JUST VALUE	166,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,105

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 &						

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 4,600

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		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							

REVIEW DATE 02/17/2026 BY AJ Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 11/17/2026 BY SYS