W1/2 OF LOT 4 & LOT 5 BLOCK 5 LA
UNIT 1.

JOHNSTON JANET/JOHNSTON JIMMY
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32025

2027

06-4S-17-07870-000

BUILDING CHARACTERISTICS

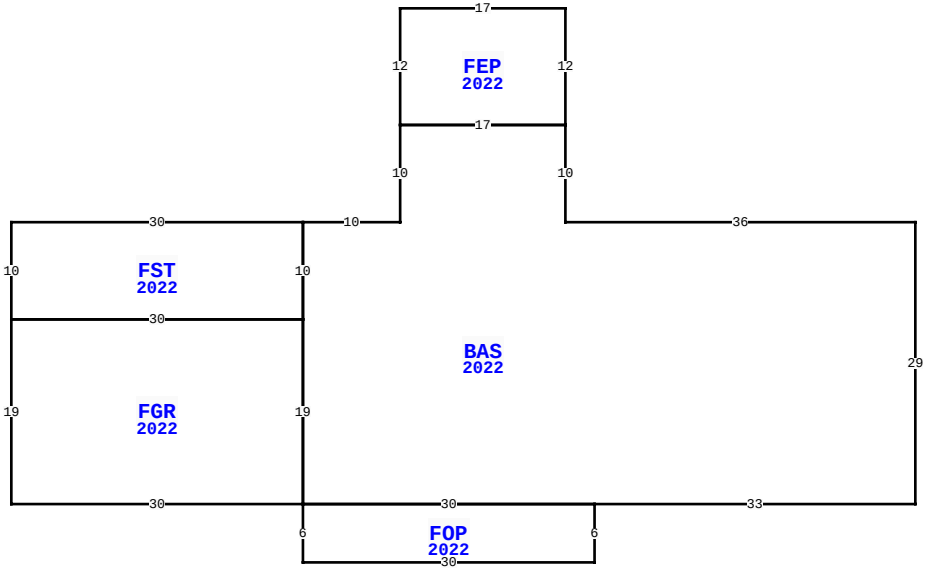
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2022	1,997	77,454
FEP	204	80	2022	163	6,322
FGR	570	55	2022	314	12,179
FOP	180	30	2022	54	2,094
FST	300	55	2022	165	6,399
TOTALS	3,251			2,693	104,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0600	01	2,693	111.9360	86.19	232,110	1964	1964	0	0	15	40.00	45.00

1 SFR RENTAL 0% - 2022 Heated Area: 1997 HX Base Yr



568 SW ARREDONDO PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,450
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	123,150
SOH/AGL Deduction	0
ASSESSED VALUE	123,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,150
TOTAL JUST VALUE	123,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00965			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2670	6/04/2019	WD	Q	I	01	15,000
GRANTOR: ERIC HOUSTON						
GRANTEE: JANET & JIMMY JOHNS						
1385/2669	5/29/2019	WD	U	I	11	100
GRANTOR: CAROLE M STRICKLAND						
GRANTEE: ERIC HOUSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=40,0] S10 S19 E30 E33 N29 W36 N10 W17 S10 W10 $
FGR=[YR=2022;ORIG=10,10] S19 E30 N19 W30 $
FST=[YR=2022;ORIG=10,0] S10 E30 N10 W30 $
FEP=[YR=2022;ORIG=50,-22] E17 S12 W17 N12 $
FOP=[YR=2022;ORIG=40,29] E30 S6 W30 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 200

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-2	250.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS