

LOT 16 TINA'S S/D DESC AS: COMM
 OF NE1/4, E 60 FT, S 246 FT, E 2
 CONT E 222 FT, S 196 FT, W 222 F

JOHNSON SHELTON/JOHNSON HANNAH
 170 SW TINA GLN
 LAKE CITY, FL 32024

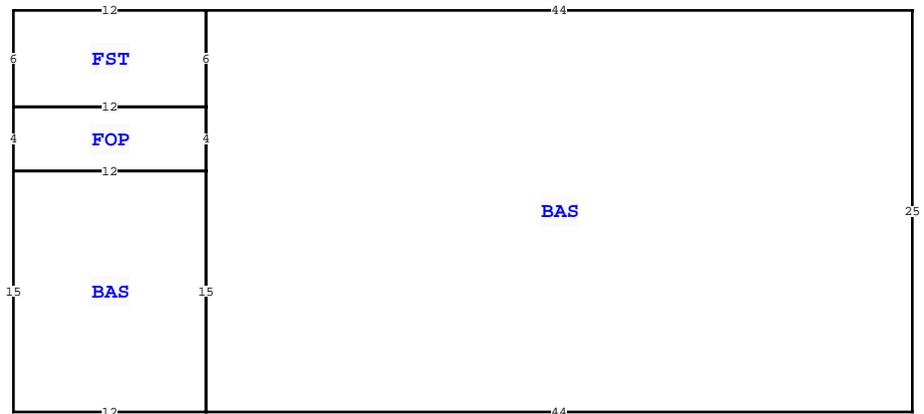
2026

06-5S-17-09135-002



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
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

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%	2023								
				Heated Area: 1280			HX Base Yr 2023				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	15,339
BAS	1,100	100		1,100	93,737
FOP	48	30		14	1,193
FST	72	55		40	3,409
TOTALS	1,400			1,334	113,677

170 SW TINA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	10	12			5.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			113,677
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			137,277
SOH/AGL Deduction			12,832
ASSESSED VALUE			124,445
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			73,034
TOTAL JUST VALUE			137,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044280	Roof Replacement	5,000	04/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1594	3/31/2022	WD	Q	I	01	168,000
GRANTOR: WACHOB BRYAN						
GRANTEE: JOHNSON SHELTON						
1444/459	8/03/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WACHO)						
GRANTEE: WACHOB BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 FST= W12 S6 E12 N6\$ S6 FOP= W12 S4 E12 N4\$ S4 BAS= W12 S15 E12 N15\$ S15 E44N25\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							