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

**2027**

**06-5S-17-09135-002**

## BUILDING CHARACTERISTICS

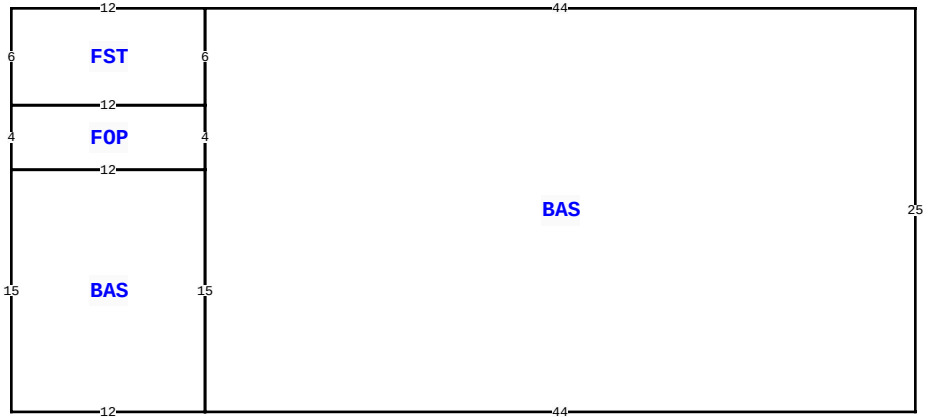
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 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 |
| NEIGHBORHOOD/LOC | 6517.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 180 | 100 | | 180 | 14,801 |
| BAS | 1,100 | 100 | | 1,100 | 90,448 |
| FOP | 48 | 30 | | 14 | 1,151 |
| FST | 72 | 55 | | 40 | 3,289 |
| TOTALS | 1,400 | | | 1,334 | 109,688 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,334 | 115.0000 | 126.50 | 168,751 | 1972 | 1972 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1280 HX Base Yr 2023




170 SW TINA GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 109,688 |
| TOTAL MARKET OB/XF VALUE | | 600 |
| TOTAL LAND VALUE - MARKET | | 23,000 |
| TOTAL MARKET VALUE | | 133,288 |
| SOH/AGL Deduction | | 5,110 |
| ASSESSED VALUE | | 128,178 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 76,767 |
| TOTAL JUST VALUE | | 133,288 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,282 |

| 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$.

## 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 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |

## LAND DESCRIPTION

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

REVIEW DATE 08/02/2022 BY JS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS