

LOTS 9 & 10 BLK 1 WILSON SPRINGS  
 1-A LOT 9 DESC AS: COMM AT NW CO  
 SEC, RUN S 1218.72 FT, CONT S 96

JOHNSTON WILLIAM  
 204 NE 5TH AVE  
 GAINESVILLE, FL 32601

**2026**

06-7S-16-04149-109  


| BUILDING CHARACTERISTICS  |          |              |                      |     |     |          |       |       |             | MARKET ADJUSTMENTS              |       |             |             |                |                |                |            |                             |       | COLUMBIA COUNTY PROPERTY   |           |                   |             |        |        |                 |       |  |  |  |  |
|---|----------|--------------|----------------------|-----|-----|----------|-------|-------|-------------|---------------------------------|-------|-------------|-------------|----------------|----------------|----------------|------------|-----------------------------|-------|--|-----------|-------------------|-------------|--------|--------|-----------------|-------|--|--|--|--|
| ELEMENT   | CD       | CONSTRUCTION |                      |     |     |          |       |       |             | TYPE                            | MDL   | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB        | ECON                        | FNCT  | NORM   | % COND    | VALUATION SUMMARY |             |        |        |                 |       |  |  |  |  |
|   |          |              |                      |     |     |          |       |       |             |                                 |       |             |             |                |                |                |            |                             |       | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 24,000<br>TOTAL MARKET VALUE 24,000<br>SOH/AGL Deduction 5,520<br>ASSESSED VALUE 18,480<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 18,480<br>TOTAL JUST VALUE 24,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 16,800 |           |                   |             |        |        |                 |       |  |  |  |  |
|   |          |              |                      |     |     |          |       |       |             |                                 |       |             |             |                |                |                |            |                             |       | PERMIT NUM DESCRIPTION AMT ISSUED  |           |                   |             |        |        |                 |       |  |  |  |  |
|   |          |              |                      |     |     |          |       |       |             |                                 |       |             |             |                |                |                |            |                             |       | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>1021/0323 7/06/2004 WD Q V CD 12,000<br>GRANTOR: WILSON SPRINGS<br>GRANTEE: WILLIAM JOHNSTON  |           |                   |             |        |        |                 |       |  |  |  |  |
| TOTALS  |          |              |                      |     |     |          |       |       |             | BLD DATE<br>XF DATE<br>INC DATE |       |             |             |                |                |                |            |                             |       | LGL DATE<br>LAND DATE<br>AG DATE<br>05/08/2026 MLU   |           |                   |             |        |        |                 |       |  |  |  |  |
| EXTRA FEATURES  |          |              |                      |     |     |          |       |       |             | L                               | OB/XF | 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 |  |  |  |  |
|   |          |              |                      |     |     |          |       |       |             |                                 |       |             |             |                |                |                |            |                             |       |  |           |                   |             |        |        |                 |       |  |  |  |  |
| 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   | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR  | DENSITY  | DECL      | FRZ               | YR          | CONSRV |        |                 |       |  |  |  |  |
| 1   | 0000     | C            | VAC RES              | 0   |     | A-1      | 0.00  | 0.00  | 2.00        | LT                              |       | 1.00        | 1.00        | 0.60           | 20,000.00      | 12,000.00      | 24,000     |                             |       |  |           |                   |             |        |        |                 |       |  |  |  |  |
| REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.56 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/10/2026 BY SYS |          |              |                      |     |     |          |       |       |             |                                 |       |             |             |                |                |                |            |                             |       |  |           |                   |             |        |        |                 |       |  |  |  |  |