THE W 678 FT OF N1/2 OF NE1/4 OF
FT OFF W SIDE FOR RD R/W.

GREEN JORDAN L/GREEN BONNIE S
203 NW JOHNS POND CT
LAKE CITY, FL 32055

2027

07-3S-16-02029-002

BUILDING CHARACTERISTICS

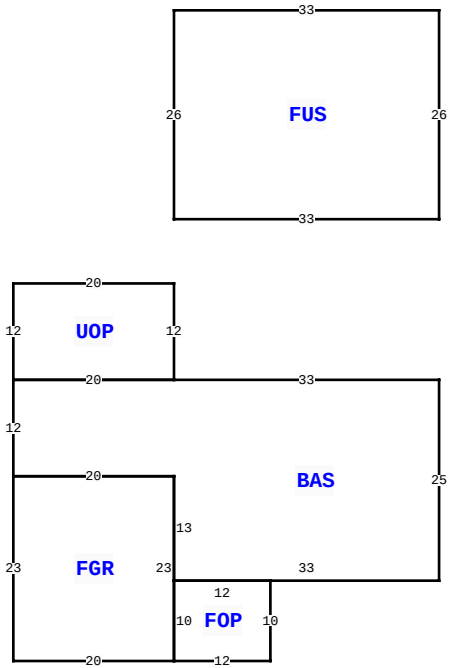
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,065	100		1,065	99,068
FGR	460	55		253	23,535
FOP	120	30		36	3,349
FUS	858	100		858	79,812
UOP	240	20		48	4,465
TOTALS	2,743			2,260	210,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	130.1038	143.11	323,429	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1923 HX Base Yr



203 NW JOHNS POND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0260	PAVEMENT-A	0	0	810	10	8,100.00	UT	0.50	0.50	75	1993	1993	3	75	3,038	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	210,229
TOTAL MARKET OB/XF VALUE	7,038
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	224,287
SOH/AGL Deduction	0
ASSESSED VALUE	224,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,287
TOTAL JUST VALUE	262,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1045	2/25/2021	LE	U	I	14	0
GRANTOR:						
GRANTEE: GREEN JORDAN L						
1431/1042	2/25/2021	PR	U	I	30	0
GRANTOR: GREEN JORDAN L						
GRANTEE: GREEN JORDAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N12 W20 S12 E20$ W20 S12 FGR= S23 E20 N23W20$E20S13 FOP= S10 E12 N10 W12$ E33 N25$ PTR=N20 FUS= N26 W33 S26 E33$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 7,038

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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	40,500							

REVIEW DATE 01/25/2023 BY KS Total Acres: 10.00 Total Land Value: 7,020 Market: 40,500 Agricultural: 2,520 Common: 4,500 PRINTED 11/16/2026 BY SYS