COMM SW COR OF SE1/4 OF S1/2, RU TO POB, W 11.61 FT TO A POINT ON BOYETTE LN, N 320.53 FT, E 1345.

JOHNSON LEONARD E
899 SW BOYETTE TER
LAKE CITY, FL 32025

2027

07-5S-16-03486-008

BUILDING CHARACTERISTICS

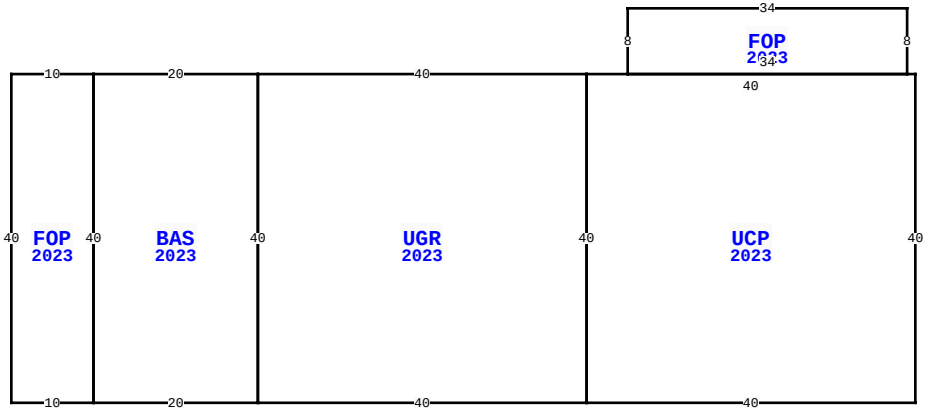
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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 02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2023	800	54,516
FOP	272	30	2023	82	5,588
FOP	400	30	2023	120	8,177
UCP	1,600	20	2023	320	21,806
UGR	1,600	45	2023	720	49,064
TOTALS	4,672			2,042	139,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	2,042	118.0000	70.80	144,574	2022	2022	0	0	0	3.75	96.25

1 STRG/CONV 100% - 2024 Heated Area: 800 HX Base Yr 2024



899 SW BOYETTE TER, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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		139,152
TOTAL MARKET OB/XF VALUE		78,646
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		327,798
SOH/AGL Deduction		1,367
ASSESSED VALUE		326,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,020
TOTAL JUST VALUE		327,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1599	8/28/2018	AG	U	I	21	75,000

GRANTOR: HUDSON WAYNE T

GRANTEE: JOHNSON LEONARD E

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2023;ORIG=88,11] E40 S40 W40 N40 $
UGR=[YR=2023;ORIG=48,11] E40 S40 W40 N40 $
BAS=[YR=2023;ORIG=28,11] E20 S40 W20 N40 $
FOP=[YR=2023;ORIG=18,11] E10 S40 W10 N40 $
FOP=[YR=2023;ORIG=93,3] E34 S8 W34 N8 $
.

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	0030	BARN,MT	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2024	2023		100	30,000	
2	0290	SAUNA	0	100	0	0	1.00	UT	10,500.00	10,500.00	100	2024	2023		100	10,500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	24,000.00	24,000.00	100	2024	2023		100	24,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
8	0083	DOCK-LAKE	0	100	10	15	150.00	UT	11.50	11.50	100	2024	2023		78	1,346	

LAND DESCRIPTION

TOTAL OB/XF 78,646

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 05/09/2024 BY JB Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS