

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.

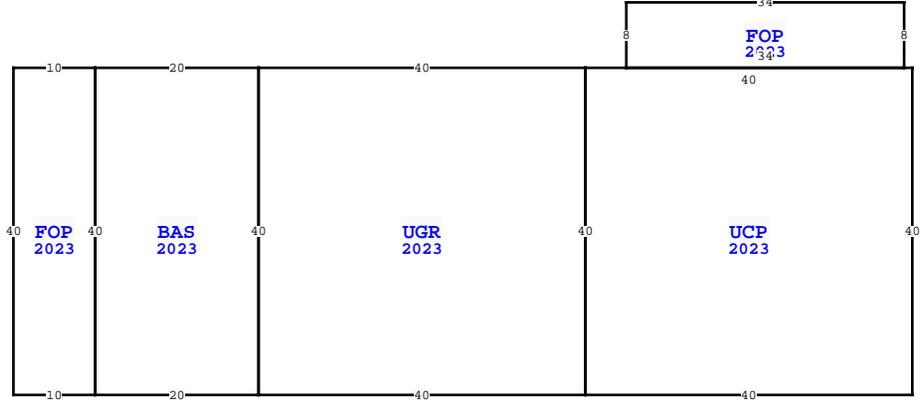
JOHNSON LEONARD E
899 SW BOYETTE TER
LAKE CITY, FL 32025

2026

07-5S-16-03486-008


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STRG/CONV	100%	- 2024		Heated Area: 800					HX Base Yr 2024		



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2023	800	58,150
FOP	272	30	2023	82	5,961
FOP	400	30	2023	120	8,722
UCP	1,600	20	2023	320	23,260
UGR	1,600	45	2023	720	52,335
TOTALS	4,672			2,042	148,429

899 SW BOYETTE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
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	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	

TOTAL OB/XF 78,646

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			148,429
TOTAL MARKET OB/XF VALUE			78,646
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			337,075
SOH/AGL Deduction			20,152
ASSESSED VALUE			316,923
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			265,512
TOTAL JUST VALUE			337,075
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,373

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 \$												