LOT 21 WOODHAVEN S/D UNIT 4.
491-686, 1026-2653, PB 1074-829,

JOHNSON DAVID L JR
145 SE PUEBLO WAY
LAKE CITY, FL 32025

**2026**

**09-4S-17-08300-093**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

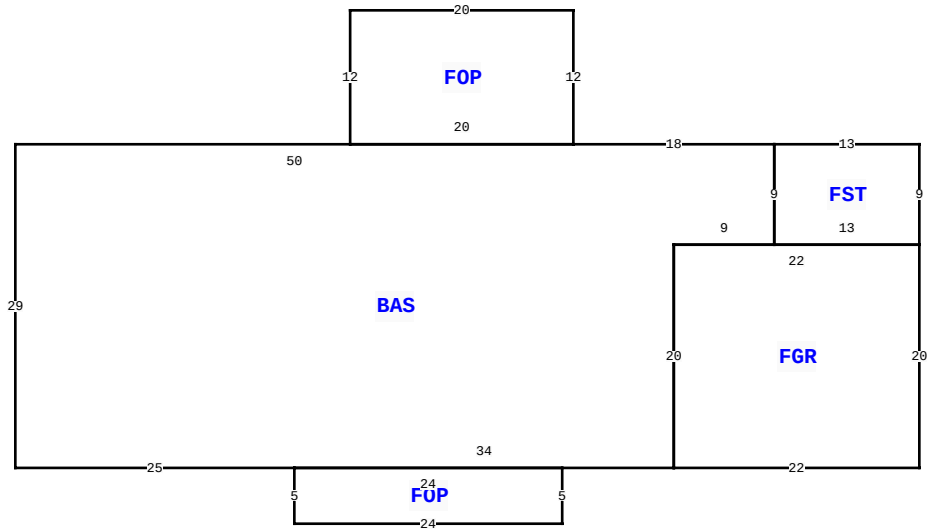
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 9417.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,792 | 100 | | 1,792 | 166,928 |
| FGR | 440 | 55 | | 242 | 22,543 |
| FOP | 120 | 30 | | 36 | 3,353 |
| FOP | 240 | 30 | | 72 | 6,707 |
| FST | 117 | 55 | | 64 | 5,962 |
| TOTALS | 2,709 | | | 2,206 | 205,492 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,206 | 127.9575 | 143.31 | 316,142 | 1982 | 1982 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1792 HX Base Yr 2021




145 SE PUEBLO WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 205,492 |
| TOTAL MARKET OB/XF VALUE | | 2,050 |
| TOTAL LAND VALUE - MARKET | | 16,650 |
| TOTAL MARKET VALUE | | 224,192 |
| SOH/AGL Deduction | | 60,625 |
| ASSESSED VALUE | | 163,567 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 112,156 |
| TOTAL JUST VALUE | | 224,192 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,192 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1551/79 | 9/27/2025 | QC | U | I | 11 | 0 |
| GRANTOR: JOHNSON DAVID L JR | | | | | | |
| GRANTEE: JOHNSON DAVID L JR | | | | | | |
| 1410/2652 | 4/30/2020 | WD | Q | I | 01 | 169,900 |
| GRANTOR: JOSHUA GLEN ROBERTS | | | | | | |
| GRANTEE: DAVID L JR & KELLY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 FOP= N12 W20 S12 E20$ W50 S29 E25 FOP= S5 E24 N5 W24$ E34 FGR= E22 N20 W22 S20$ N20 E9 FST= E13 N9 W13 S9$ N9$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,050

| 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 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 18,500.00 | 16,650.00 | 16,650 | | | | | | | |

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.40 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 03/27/2026 BY SYS