COMM SW COR OF SE1/4 OF SW1/4, R
SE 43.57 FT FOR POB, RUN NE 379.
FT, SW 220 FT, NW 333.35 FT TO P

JOHNSON DONALD ROBERT/JOHNSON JAMI R
144 NE FOUR SEASONS DR
LAKE CITY, FL 32055

2027

10-3S-18-10269-021

BUILDING CHARACTERISTICS

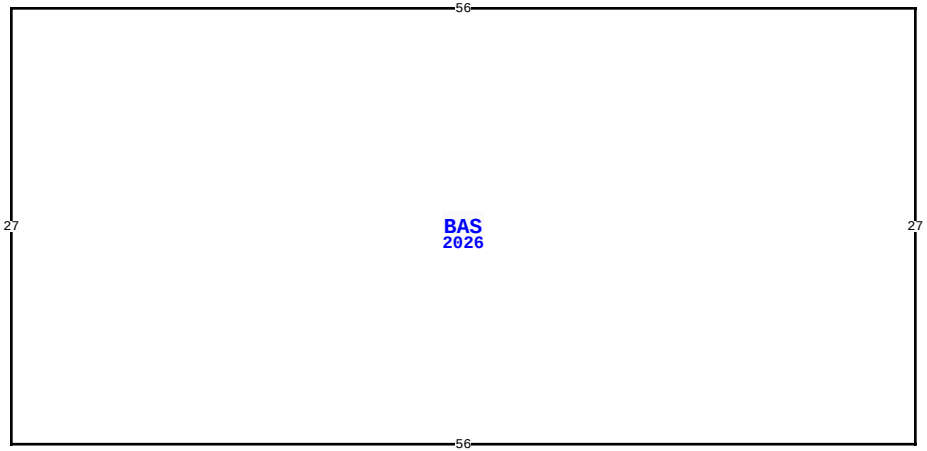
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	107,400
TOTALS	1,512			1,512	107,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.5000	109.28	165,231	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026



144 NE FOUR SEASONS DR, LAKE CITY

BLD DATE		LGL DATE	
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		107,400
TOTAL MARKET OB/XF VALUE		27,175
TOTAL LAND VALUE - MARKET		12,921
TOTAL MARKET VALUE		147,496
SOH/AGL Deduction		0
ASSESSED VALUE		147,496
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,085
TOTAL JUST VALUE		147,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053202	Generator		05/21/2025
000052421	Roof Replacement	8,000	02/24/2025
000052284	Mobile Home		02/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/444	1/07/2026	QC	U	I	11	100
GRANTOR: JOHNSON DONALD ROBERT						
GRANTEE: JOHNSON DONALD ROBE						
1525/512	10/08/2024	WD	Q	I	01	35,000
GRANTOR: HOLTON JOHN						
GRANTEE: JOHNSON DONALD ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,18] E56 S27 W56 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	9,600	
3	0166	CONC,PAVMT	0	100	0	0	225.00	UT	3.00	3.00	100	2025	2024		100	675	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2026	2025		100	2,400	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 27,175

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	0200	C	MBL HM	100		00	0.00	0.00	1.27	AC		1.00	1.00	1.00	7,300.00	7,300.00	9,271							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	7,300.00	7,300.00	3,650							

REVIEW DATE 03/11/2026 BY robin Total Acres: 1.77 Total Land Value: 12,921 Market: 0 Agricultural: 0 Common: 12,921 PRINTED 11/16/2026 BY SYS