

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

2026

10-3S-18-10269-021



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	31	VINYL SID	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	08	SHT VINYL	50		
Interior Floor	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	108,550
TOTALS	1,512			1,512	108,550

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2026	Heated Area: 1512			HX Base Yr 2026				

BAS  
2026

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,550	
TOTAL MARKET OB/XF VALUE		27,175	
TOTAL LAND VALUE - MARKET		12,921	
TOTAL MARKET VALUE		148,646	
SOH/AGL Deduction		0	
ASSESSED VALUE		148,646	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		97,235	
TOTAL JUST VALUE		148,646	
NCON VALUE		118,450	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		30,196	

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
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GRANTOR: HOLTON JOHN  
GRANTEE: JOHNSON DONALD ROBE

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

144 NE FOUR SEASONS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

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

LAND DESCRIPTION													TOTAL OB/XF												
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	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								