

LOT 9 BLOCK A TROY PINES S/D.
982-70, WD 991-1575, WD 1414-351

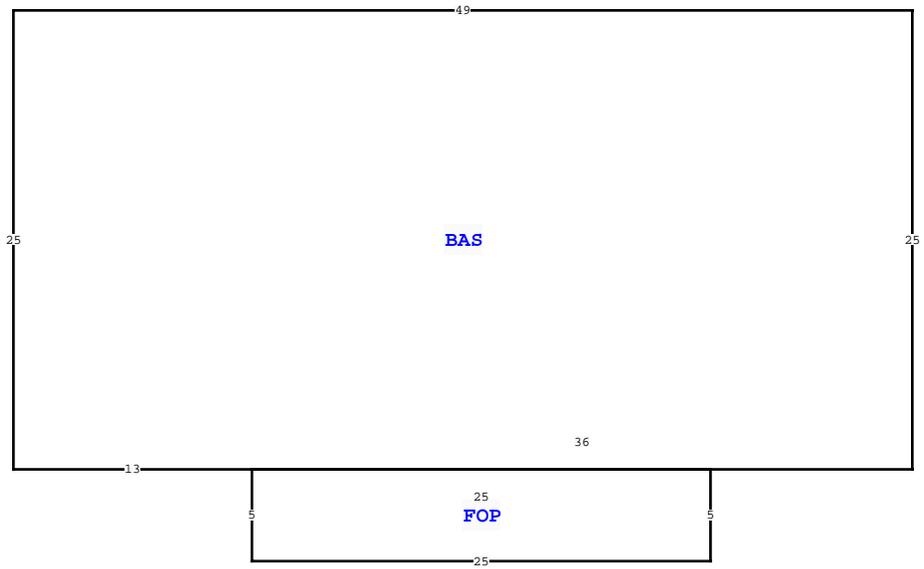
JOHNSON KRISTA
335 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02890-000
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	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	06
NEIGHBORHOOD/LOC	10416.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,225	100	
FOP	125	30	
TOTALS	1,350		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2023								
				Heated Area:	1225			HX Base Yr	2023		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			136,787
TOTAL MARKET OB/XF VALUE			11,750
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			171,037
SOH/AGL Deduction			7,902
ASSESSED VALUE			163,135
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			111,724
TOTAL JUST VALUE			171,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41084	ELECTRICAL		12/30/2020
21087	SFR	248	09/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2171	3/18/2023	WD	U	I	11	100
GRANTOR: JOHNSON DUSTIN						
GRANTEE: JOHNSON KRISTA						
1414/0351	6/24/2020	WD	Q	I	01	120,000
GRANTOR: THERESA B JOHNSON						
GRANTEE: DUSTIN & KRISTA JOH						

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	0166	CONC, PAVMT	0	100	0	0			475.00	UT	2.00		3	100	950	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00		3	100	800	
3	0296	SHED METAL	0	100	0	0			1.00	UT	0.00		3	100	200	
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00		3	100	800	
5	0030	BARN, MT	0	100	25	40			1.00	UT	9,000.00			100	9,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W49 S25 E13 FOP= S5 E25 N5 W25\$ E36 N25\$.											

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	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							