

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

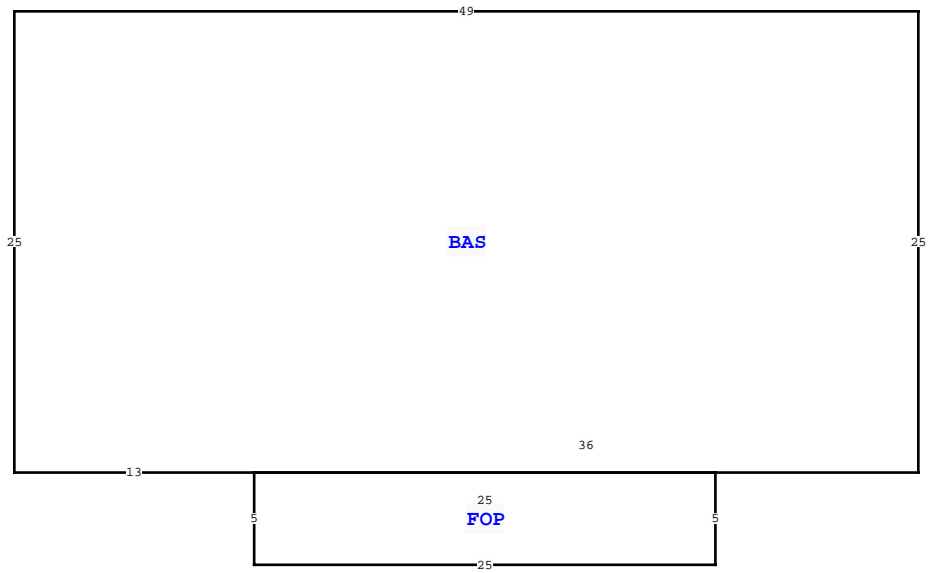
JOHNSON KRISTA
335 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02890-000
10-4S-16-02890-000

ELEMENT	CD	CONSTRUCTION
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

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	



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	10416.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	130,350
FOP	125	30		38	4,044
TOTALS	1,350			1,263	134,392

335 SW SUNRISE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0166	CONC, PAVMT	0	100	0	0			475.00	UT	2.00				950	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				800	
3	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				200	
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				800	
5	0030	BARN, MT	0	100	25	40			1.00	UT	9,000.00				9,000	

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			134,392	
TOTAL MARKET OB/XF VALUE			11,750	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			168,642	
SOH/AGL Deduction			5,507	
ASSESSED VALUE			163,135	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			111,724	
TOTAL JUST VALUE			168,642	
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						

BUILDING NOTES

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