LOT 6 BLOCK B TROY PINES S/D.

372-490, 608-123, PB 809-1606, 8

JOHNSON TREVOR
127 SW SUNSET WAY
LAKE CITY, FL 32024

2027

10-4S-16-02894-002

BUILDING CHARACTERISTICS

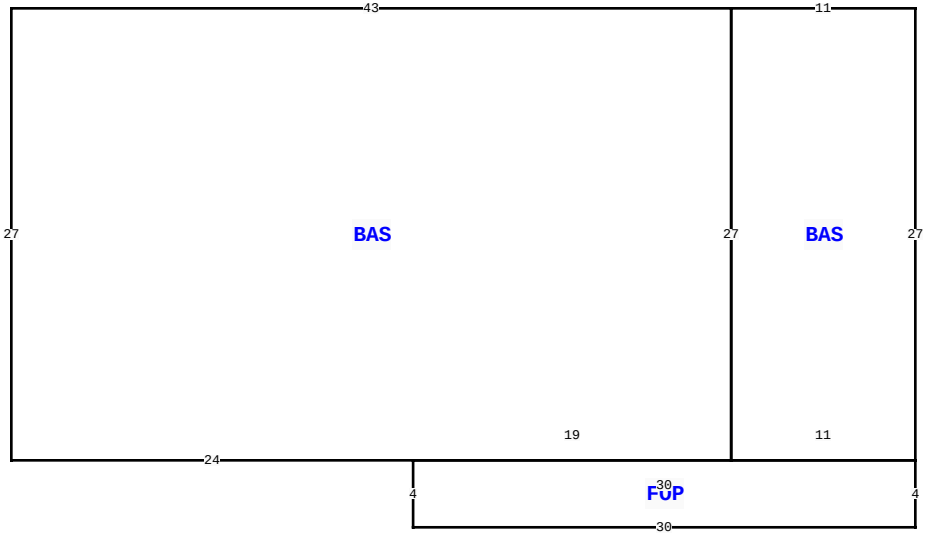
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	297	100		297	26,070
BAS	1,161	100		1,161	101,908
FOP	120	30		36	3,160
TOTALS	1,578			1,494	131,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	122.7600	135.04	201,750	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1458 HX Base Yr



127 SW SUNSET WAY, LAKE CITY

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

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0		RSF/MH	66.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,138
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	153,638
SOH/AGL Deduction	0
ASSESSED VALUE	153,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,638
TOTAL JUST VALUE	153,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1130	4/10/2026	WD	Q	I	01	287,500
GRANTOR: ABLE VENTURES LLC						
GRANTEE: JOHNSON TREVOR						
1550/1808	9/22/2025	WD	Q	I	01	175,000
GRANTOR: DUPREE JOSEPH LAMAR J						
GRANTEE: ABLE VENTURES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S27 E24 FOP= S4 E30N4 W30$ E19 BAS= E11 N27 W11 S27$ N27$.

REVIEW DATE 10/15/2025 BY TP Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS