

LOT 6 BLOCK B TROY PINES S/D.  
372-490, 608-123, PB 809-1606, 8

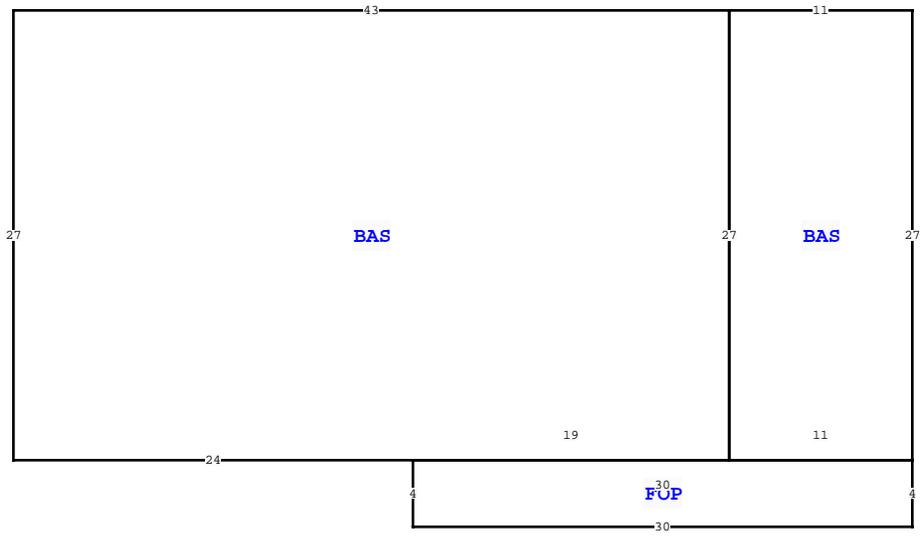
JOHNSON TREVOR  
127 SW SUNSET WAY  
LAKE CITY, FL 32024

**2026**

10-4S-16-02894-002  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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	297	100	
BAS	1,161	100	
FOP	120	30	
TOTALS	1,578		

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	139.95	209,085	1977	1977	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1458 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,905
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			158,405
SOH/AGL Deduction			0
ASSESSED VALUE			158,405
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			158,405
TOTAL JUST VALUE			158,405
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						

EXTRA FEATURES		127 SW SUNSET WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0031	BARN, MT AE	0.00
2	0120	CLFENCE 4	0.00
3	0060	CARPORT F	0.00
4	0296	SHED METAL	0.00
5	0296	SHED METAL	0.00
6	0252	LEAN-TO W/	0.00
7	0252	LEAN-TO W/	0.00
8	0060	CARPORT F	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 S27 E24 FOP= S4 E30N4 W30\$ E19 BAS= E11 N27 W11 S27\$ 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	0100	C	SFR	0		RSF/MR	66.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							