

COMM NE COR OF NW1/4 OF SW1/4, R  
 FT, S 289.73 FT, W 295.05 FT FOR  
 FT TO E R/W OF COUNTY RD, S 592.

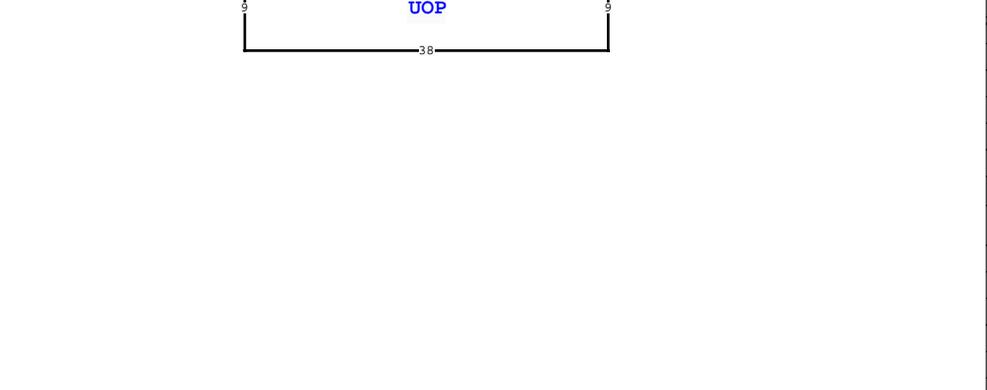
JOHNSON NANCY C  
 13977 SPANISH POINT DR  
 JACKSONVILLE, FL 32225

**2026**

12-5S-16-03600-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floor	06 VINYL ASB 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,366	62.5068	71.26	168,601	1965	1965	0	0	30	35.00	35.00



Quality	03 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	12516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	44,894
FCP	560	25		140	3,492
FEP	420	80		336	8,380
FST	40	55		22	549
UOP	342	20		68	1,696
TOTALS	3,162			2,366	59,010

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	59,010		
TOTAL MARKET OB/XF VALUE	880		
TOTAL LAND VALUE - MARKET	100,890		
TOTAL MARKET VALUE	160,780		
SOH/AGL Deduction	0		
ASSESSED VALUE	160,780		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	160,780		
TOTAL JUST VALUE	160,780		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	148,535		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053294	Roof Replacement	17,940	06/03/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2254	8/08/2022	QC	U	I	11	16,000
GRANTOR: CHURCH SUSAN E						
GRANTEE: JOHNSON NANCY C						
1469/1297	5/19/2022	QC	U	I	11	16,000
GRANTOR: CHURCH SUSAN E						
GRANTEE: JOHNSON NANCY C						

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	235	
2	0021	BARN, FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	145	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

381 SW OLD WIRE RD, LAKE CITY													BLD DATE		LGL DATE	05/04/2026	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S30 E22 UOP= S9 E38N9 W38\$ E38 FEP= E14 FCP= E20 N26 FST= N4 W10 S4 E10\$ W10 N4 W10 S30\$ N30 W14 S30\$ N30\$.												

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		A-1	0.00	0.00	11.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	100,890								