LOT 1 HUNTERS LANDING S/D.
933-2642, CT 1329-1609, WD

JOHNSON LAURA JADINE/JOHNSON DENNIS LEROY SR
298 NW CANTON LN
LAKE CITY, FL 32055

2027

13-3S-16-02100-101

BUILDING CHARACTERISTICS

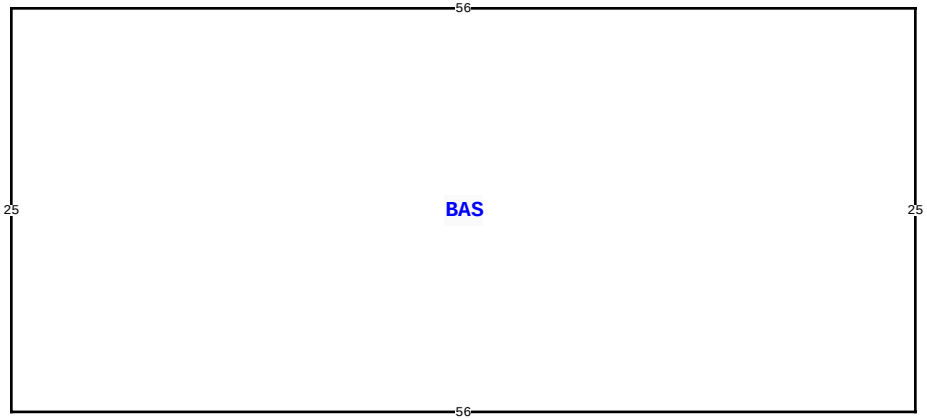
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	27,311
TOTALS	1,400			1,400	27,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	81.2880	48.77	68,278	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1400 HX Base Yr 2019



298 NW CANTON LN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,311
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	57,411
SOH/AGL Deduction	22,720
ASSESSED VALUE	34,691
TOTAL EXEMPTION VALUE	HX HB 98 34,691
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	57,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0772	4/18/2017	WD	U	I	12	29,000
GRANTOR: US BANK N A						
GRANTEE: LAURA JADINE & DENN						
1329/1609	1/23/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT (PIDGE						
GRANTEE: US BANK N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S25 E56 N25$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.57 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS