LOT 7 AMELIA LANDING PHASE 1.

WD 1403-2242, DC 1456-1490, WD 1

JOHNSON JOHN W/JOHNSON GAIL A
266 SW BEACON WAY
LAKE CITY, FL 32025

2027

13-4S-16-02951-107

BUILDING CHARACTERISTICS

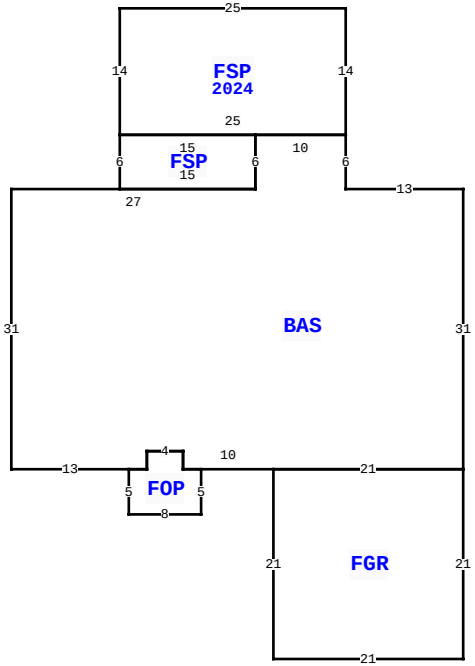
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		13416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100		1,602	190,313
FGR	441	55		243	28,867
FOP	48	30		14	1,663
FSP	90	40		36	4,277
FSP	350	40	2024	140	16,631
TOTALS	2,531			2,035	241,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	114.8868	126.38	257,183	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1602 HX Base Yr 2024



266 SW BEACON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,752
TOTAL MARKET OB/XF VALUE	3,096
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	279,848
SOH/AGL Deduction	38,962
ASSESSED VALUE	240,886
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	139,475
TOTAL JUST VALUE	279,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056106	Generator		07/16/2026
37405	SFR	784	11/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/2516	6/22/2026	LE	U	I	14	100
GRANTOR: JOHNSON JOHN W (ENH L						
GRANTEE: MATHENEY MINDY (RMD						
1498/2242	9/12/2023	LE	U	I	14	100
GRANTOR: JOHNSON JOHN W						
GRANTEE: JOHNSON JOHN W (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 N6 W10 S6 W27 S31 E13 E2 N2 E4 S2 E10 E21 N31 $
FGR=[ORIG=-21,31] S21 E21 N21 W21 $
FSP=[ORIG=-23,-6] W15 S6 E15 N6 $
FOP=[ORIG=-37,31] S5 E8 N5 W2 N2 W4 S2 W2 $
FSP=[YR=2024;ORIG=-38,-20] S14 E25 N14 W25 $
.

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	0166	CONC,PAVMT	0	100	0	0	998.00	UT	2.00	2.00	100	2019	2019	3	100	1,996	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,096

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/16/2026 BY JAELIN Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS