COMM SW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT N 134.34 FT, E 681
FT, W 681.98 FT TO POB.

JOHNSON AUSTIN H
P O BOX 2773
LAKE CITY, FL 32056

2026

13-4S-16-02953-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

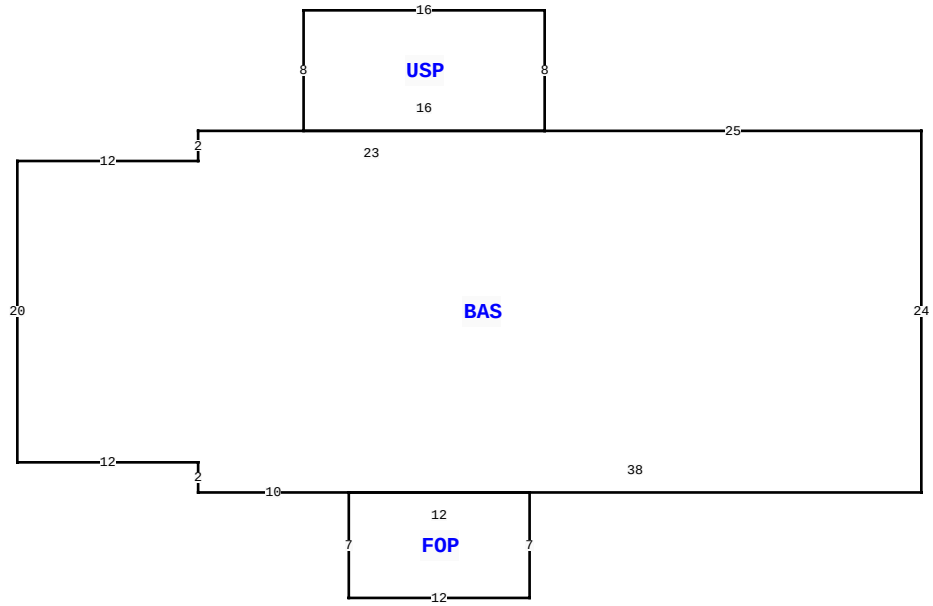
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	32,617
FOP	84	35		29	680
USP	128	35		45	1,054
TOTALS	1,604			1,466	34,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,466	92.9880	58.58	85,878	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1392 HX Base Yr 1996



499 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		34,351
TOTAL MARKET OB/XF VALUE		11,550
TOTAL LAND VALUE - MARKET		18,880
TOTAL MARKET VALUE		64,781
SOH/AGL Deduction		24,228
ASSESSED VALUE		40,553
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,553
TOTAL JUST VALUE		64,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,145

XFOB:1:1: ARABIAN M H

BLDG:1:1: ARABI MH

SALE:1:1: SALE INDICATES POSSIBLE IMPROVEMENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0807/0585	6/23/1995	WD	Q	I		43,000

GRANTOR: CARL M & GLORIA ANN J

GRANTEE: AUSTIN H JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 W25 USP= N8 W16 S8 E16$ W23 S2 W12 S20 E12 S2
E10FOP= S7 E12 N7 W12$ E38$.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	30	20	1.00	UT	5,000.00	5,000.00	50	1993	1993	3	50	2,500	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,550

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	0102	C	SFR/MH	100		00	0.00	0.00	2.36	AC		1.00	1.00	1.00	8,000.00	8,000.00	18,880							

REVIEW DATE 01/22/2025 BY KS Total Acres: 2.36 Total Land Value: 18,880 Market: 0 Agricultural: 0 Common: 18,880 PRINTED 05/08/2026 BY SYS