

(AKA LOTS 1, 2 & 3 BLOCK C CHADW
 COMM NE COR OF SW1/4 OF SE1/4, R
 SW 378 FT, S 124.68 FT TO S R/W

JOHNSON NEIL R/JOHNSON DAWN M
 108 NW LYNEAR PL
 LAKE CITY, FL 32055

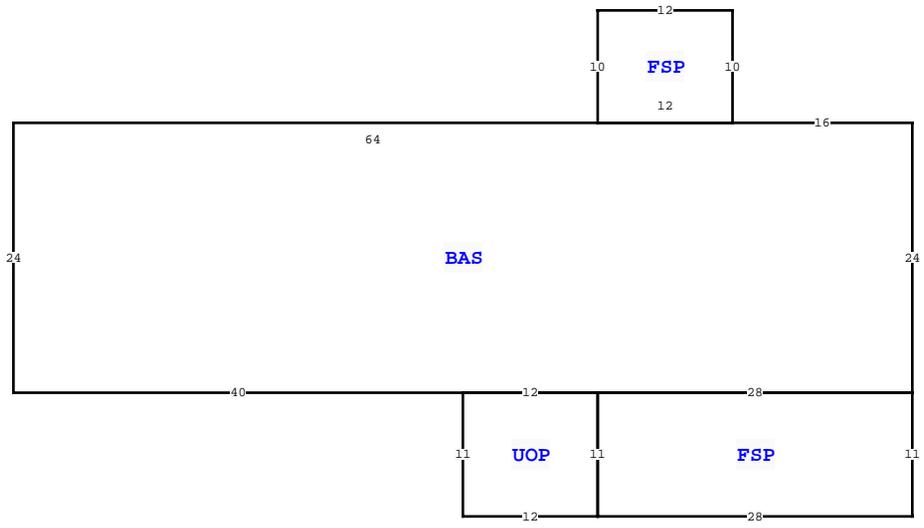
2026

14-3S-16-02123-019



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	15 HARDTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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 03				
NEIGHBORHOOD/LOC	14316.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	157,273
FSP	120	40		48	3,932
FSP	308	40		123	10,075
UOP	132	20		26	2,130
TOTALS	2,480			2,117	173,410

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1999		266,784	1980	1980	0	0	35.00	65.00
			Heated Area: 1920				HX Base Yr 1999				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			173,410
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			197,710
SOH/AGL Deduction			105,613
ASSESSED VALUE			92,097
TOTAL EXEMPTION VALUE	HX HB SX		88,097
BASE TAXABLE VALUE			4,000
TOTAL JUST VALUE			197,710
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28196	M H	580	11/05/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/0661	7/07/1998	WD	Q	I		57,000
GRANTOR: SOUSA						
GRANTEE: JOHNSON						
0565/0214	5/01/1985	WD	Q	I		42,300
GRANTOR:						
GRANTEE:						

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	0070	CARPOT UF	0	100	14	20	1.00	UT	0.00	100	1993	1993	3	100	600	
2	0030	BARN, MT	0	0	28	40	1.00	UT	0.00	100	1993	1993	3	100	4,000	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	700	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	300	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022	100	3,000	

TOTAL OB/XF												9,000			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
				05/08/2026	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W16 FSP= N10 W12 S10 E12\$ W64 S24 E40 UOP= S11 E12 N11 W12\$ E12 FSP= S11 E28 N11 W28\$ E28 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												9,000			
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	100		RSF/MH			1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300										