(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

2027

14-3S-16-02123-019

BUILDING CHARACTERISTICS

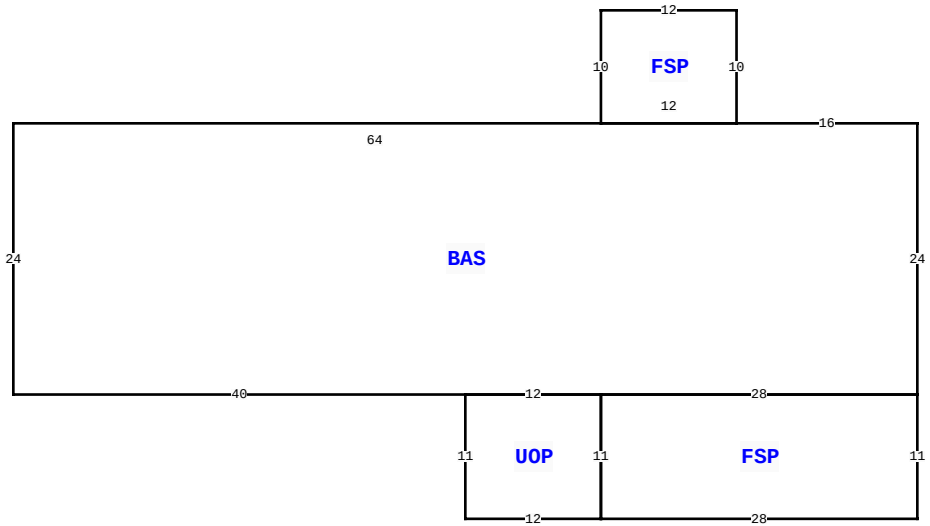
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	154,465
FSP	120	40		48	3,862
FSP	308	40		123	9,896
UOP	132	20		26	2,092
TOTALS	2,480			2,117	170,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	112.5200	123.77	262,021	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1920 HX Base Yr 1999



108 NW LYNEAR PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0070	CARPORT UF	0	100	14	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0030	BARN,MT	0	0	28	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,314
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		194,614
SOH/AGL Deduction		99,874
ASSESSED VALUE		94,740
TOTAL EXEMPTION VALUE	HX HB SX	90,740
BASE TAXABLE VALUE		4,000
TOTAL JUST VALUE		194,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,710

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:						

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

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/MH			1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.43 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 11/17/2026 BY SYS