

(LOT 1 BLK C CHADWORTH S/D UNR D
 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-16-02123-020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		11,290

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	0		28,224	1987	1987	0	0	60.00	40.00													
				Heated Area: 672			HX Base Yr																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; text-align: center;">48</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; text-align: center;">48</div> <div style="position: absolute; left: 0; top: 50%; transform: translateY(-50%); text-align: center;">14</div> <div style="position: absolute; right: 0; top: 50%; transform: translateY(-50%); text-align: center;">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/08/2026	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			11,290
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			34,090
SOH/AGL Deduction			6,629
ASSESSED VALUE			27,461
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			27,461
TOTAL JUST VALUE			34,090
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			30,690
PERMIT NUM			
DESCRIPTION		AMT	ISSUED
33750	M H	576	02/10/2016

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	NOTES
1	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	

TOTAL OB/XF												
7,500												
106 NW LYNEAR PL, LAKE CITY												

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 S14 E48 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	0		RSF/MB	50.00	435.00	1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300							