COMM NW COR OF NE1/4 OF SE1/4, R
84.45 FT TO E R/W OF US-441 FOR
278.55 FT, S 155.50 FT, W 285.02

JOHNSON KIMBERLY BROOKE
8839 N HIGHWAY 441
LAKE CITY, FL 32055

2026

17-2S-17-04719-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

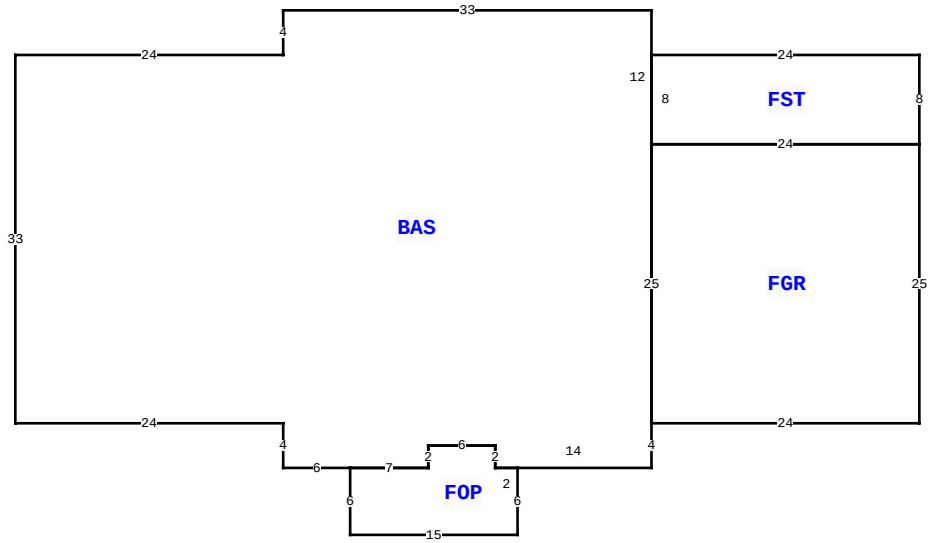
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100		2,133	168,149
FGR	600	55		330	26,014
FOP	102	30		31	2,444
FST	192	55		106	8,356
TOTALS	3,027			2,600	204,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	108.2880	121.28	315,328	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2133 HX Base Yr 2021



8839 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/05/2022 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,963
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		37,293
TOTAL MARKET VALUE		218,295
SOH/AGL Deduction		69,739
ASSESSED VALUE		148,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,145
TOTAL JUST VALUE		245,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2569	6/04/2019	TD	U	I	11	100
GRANTOR: HARRIETT D THOMAS F/K						
GRANTEE: KIMBERLY BROOKE JOH						
1385/1100	5/28/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KIMBERLY BROOKE JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S4 W24 S33 E24 S4 E6FOP= S6 E15 N6 W2 N2 W6 S2 W7$ E7 N2 E6 S2 E14 N4 FGR= E24 N25 W24 S25$ N25 FST= E24N8 W24 S8$ N12$.

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	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,300.00	9,300.00	9,300							
2	5500	A	TIMBER 2	0			0.00	0.00	2.36	AC		1.00	1.00	1.00	445.00	445.00	1,050							
3	6200	A	PASTURE 3	100					0.65	AC		1.00	1.00	1.00	280.00	280.00	182							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	3.01	AC		1.00	1.00	1.00	9,300.00	9,300.00	27,993							

REVIEW DATE 08/03/2015 BY DF Total Acres: 4.01 Total Land Value: 10,532 Market: 27,993 Agricultural: 1,232 Common: 9,300 PRINTED 06/09/2026 BY SYS