E1/2 OF LOT 2 VALLEY PARK S/D.

825-244, WD 1493-550

JOHNSON CHRISTIAN
162 NW CONCRETE WAY
LAKE CITY, FL 32055

2026

19-3S-17-05105-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

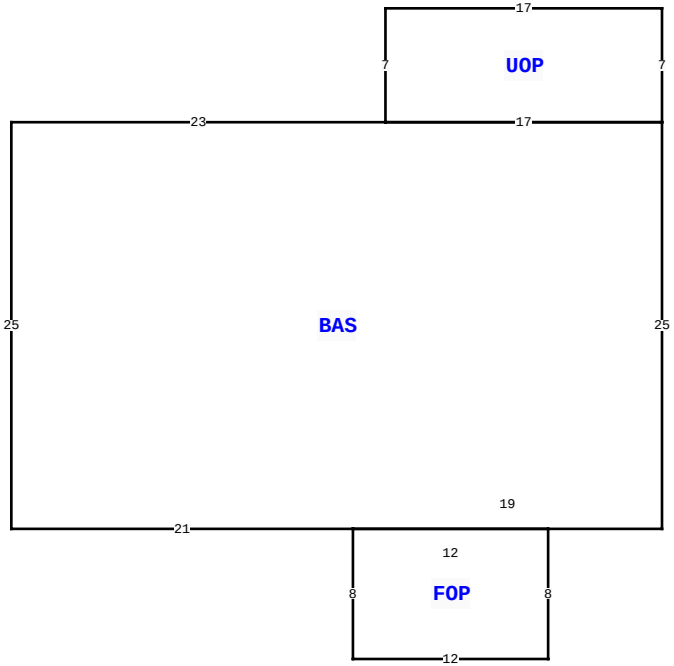
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	33,010
FOP	96	30		29	958
UOP	119	20		24	792
TOTALS	1,215			1,053	34,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,053	57.9156	66.02	69,519	1955	1955	15	0	0	35.00	50.00

1 SINGLE FAM 100% - 2024 Heated Area: 1000 HX Base Yr 2024



162 NW CONCRETE WAY, 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		34,760
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,488
TOTAL MARKET VALUE		38,248
SOH/AGL Deduction		728
ASSESSED VALUE		37,520
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,520
TOTAL JUST VALUE		38,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1493/550	6/20/2023	WD	Q	I	01	30,000
GRANTOR: FAUCHER LUKE R						
GRANTEE: JOHNSON CHRISTIAN						
0825/0244	7/15/1996	WD	Q	I		23,000
GRANTOR: QUIDA C DAMPIER						
GRANTEE: LUKE R FAUCHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S25 E21 FOP= S8 E12N8 W12$ E19 N25 UOP= N7 W17 S7 E17$ W17$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	13,950.00	SF		1.00	1.00	1.00	0.25	0.25	3,488							

REVIEW DATE 10/10/2023 BY ME Total Acres: 0.32 Total Land Value: 3,488 Market: 0 Agricultural: 0 Common: 3,488 PRINTED 05/08/2026 BY SYS