LOT 5 BLK 8 MARION HEIGHTS S/D.
433-733, 616-300, 968-2668, WD 1

THURSTON SONYA D
839 NW JOHNSON ST
LAKE CITY, FL 32055

2027

19-3S-17-05166-000

BUILDING CHARACTERISTICS

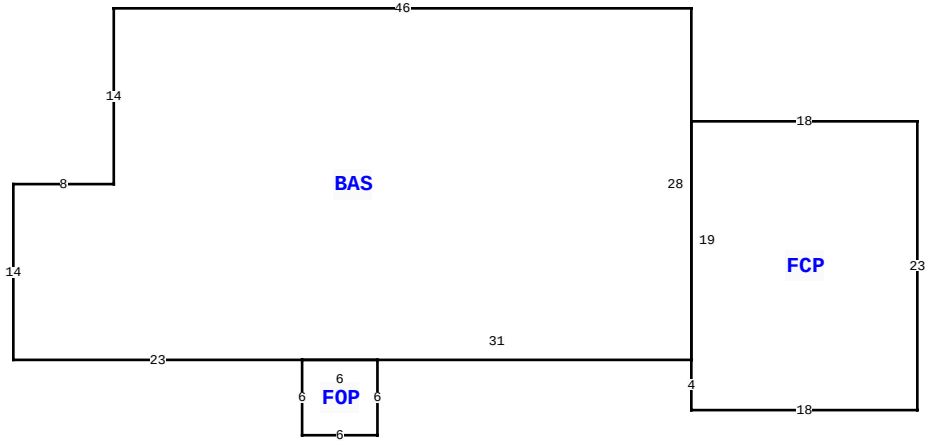
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		19317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	98,553
FCP	414	25		104	7,321
FOP	36	30		11	774
TOTALS	1,850			1,515	106,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	98.4555	108.30	164,074	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1400 HX Base Yr 2003



839 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	106,648
TOTAL MARKET OB/XF VALUE	4,450
TOTAL LAND VALUE - MARKET	6,000
TOTAL MARKET VALUE	117,098
SOH/AGL Deduction	51,031
ASSESSED VALUE	66,067
TOTAL EXEMPTION VALUE	HX HB 41,067
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	117,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055753	Generator		05/28/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/0359	11/09/2015	WD	U	I	11	100
GRANTOR: ROSS M THURSTON SR						
GRANTEE: SONYA DAWN THURSTON						
0968/2688	11/27/2002	WD	Q	I		53,900
GRANTOR: LARRY & SANDRA J COOK						
GRANTEE: ROSS M & SONYA D TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 W8 S14 E23 FOP= S6 E6 N6 W6$ E31 FCP= S4 E18 N23 W18 S19$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,450

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 05/17/2016 BY TW Total Acres: 0.55 Total Land Value: 6,000 Market: 0 Agricultural: 0 Common: 6,000 PRINTED 11/17/2026 BY SYS