COMM INTERS N LINE OF SW1/4 OF N
SR-82, RUN S 525 FT, W 385 FT, S
FOR POB, CONT S 140.91 FT TO N R

JOHNSON JOHN W/JOHNSON LENA ANN
183 NW GUERDON ST
LAKE CITY, FL 32055

2027

20-3S-17-05486-000

BUILDING CHARACTERISTICS

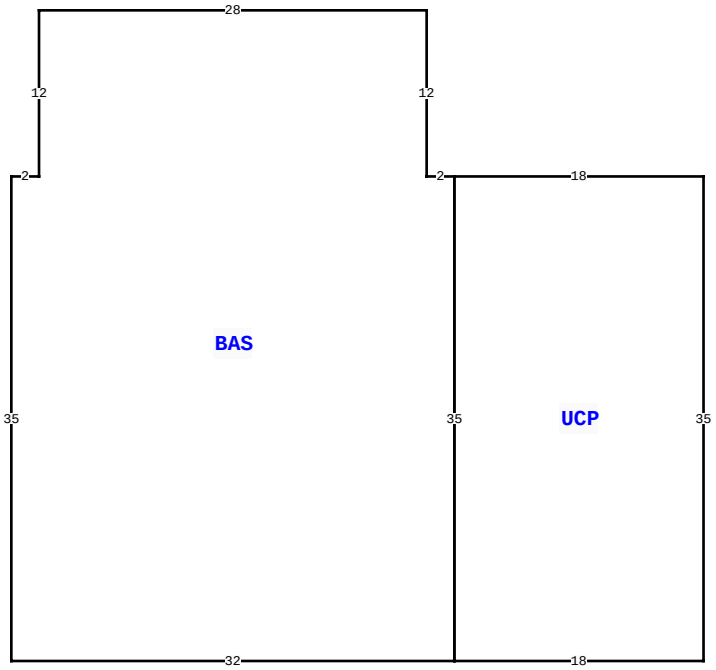
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	53,264
UCP	630	20		126	4,609
TOTALS	2,086			1,582	57,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	51.1632	56.28	89,035	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1456 HX Base Yr 1996



183 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		57,873
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		3,071
TOTAL MARKET VALUE		61,544
SOH/AGL Deduction		34,040
ASSESSED VALUE		27,504
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,504
TOTAL JUST VALUE		61,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,593

SALE:2:1: .55 ACRES WITH IMP

LAND:1:1: 0.28 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/0620	2/17/2006	WD	Q	I	04	100
GRANTOR: LEONARD GRANT						
GRANTEE: JOHN W & LENA ANN J						
0810/1227	7/25/1995	AD	U	I	13	32,000
GRANTOR: LEONARD GRANT						
GRANTEE: JOHN W & LENA ANN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S12 W2 S35 E32 UCP= E18 N35 W18 S35$ N35 W2N12$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	12,283.00	SF		1.00	1.00	1.00	0.25	0.25	3,071							

REVIEW DATE 07/11/2011 BY DF Total Acres: 0.28 Total Land Value: 3,071 Market: 0 Agricultural: 0 Common: 3,071 PRINTED 11/17/2026 BY SYS