

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

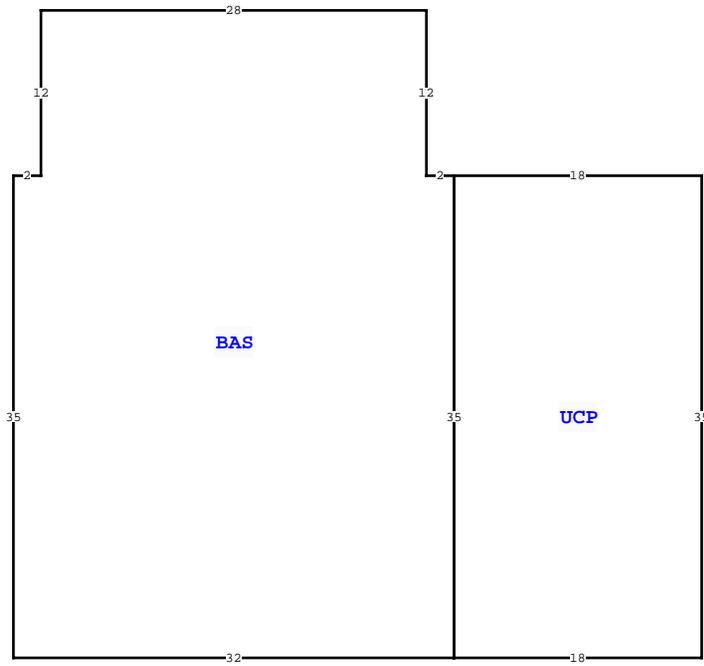
2026

20-3S-17-05486-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,456	100	
UCP	630	20	
TOTALS	2,086		

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	57.30	90,649	1940	1940	0	0	35.00	65.00	
1 SINGLE FAM 100% - 1996 Heated Area: 1456 HX Base Yr 1996												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			58,922
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			3,071
TOTAL MARKET VALUE			62,593
SOH/AGL Deduction			35,890
ASSESSED VALUE			26,703
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			1,703
TOTAL JUST VALUE			62,593
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						

EXTRA FEATURES		183 NW GUERDON ST, LAKE CITY														
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
1	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				0.00	
2	0285	SALVAGE	0	100	0	0			1.00	UT	0.00				0.00	

BLD DATE			LGL DATE			
XF DATE	INC DATE	LAND DATE	AG DATE			

BUILDING NOTES			

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

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	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							