THE W 300 FT OF SE1/4 OF NW1/4.

287-254, 381-137, 699-477, 735-6

JOHNSON JUNE/TUNSIL JOYCE P
5280 SW 8TH ST
PLANTATION, FL 33317

2027

24-2S-16-01739-000

BUILDING CHARACTERISTICS

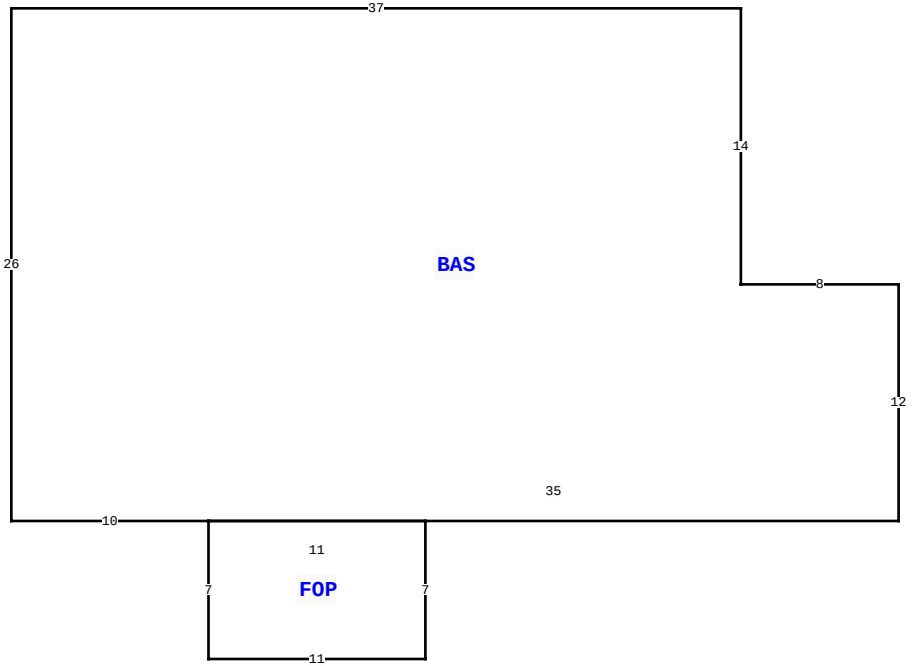
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	24216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100		1,058	85,185
FOP	77	30		23	1,852
TOTALS	1,135			1,081	87,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	112.6080	123.87	133,903	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1058 HX Base Yr



939 NW JAKE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/28/2022 SPF

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	87,037
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	72,960
TOTAL MARKET VALUE	97,711
SOH/AGL Deduction	0
ASSESSED VALUE	97,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,711
TOTAL JUST VALUE	160,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/17	8/13/2022	WD	U	I	16	44,600
GRANTOR: MILDRED V PINKSTON						
GRANTEE: JOHNSON JUNE						
1451/2763	11/01/2021	LE	U	I	14	100
GRANTOR: PINKSTON MILDRED V						
GRANTEE: PINKSTON MILDRED V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S26 E10 FOP= S7 E11N7 W11$ E35 N12 W8 N14$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	8.12	AC		1.00	1.00	1.00	280.00	280.00	2,274							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.12	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,960							

REVIEW DATE 05/01/2023 BY JB Total Acres: 9.12 Total Land Value: 10,274 Market: 64,960 Agricultural: 2,274 Common: 8,000 PRINTED 11/16/2026 BY SYS