(AKA PART OF LOT 20 BUIES TRACT
THE N 291.30 FT OF S 741.30 FT O
SE1/4, EX 30 FT OFF W SIDE FOR R

JOHNSON LONNY D JR/JOHNSON KELLY M
235 SW TALL PINE CT
LAKE CITY, FL 32024-1987

**2026**

**24-4S-15-00384-024**

## BUILDING CHARACTERISTICS

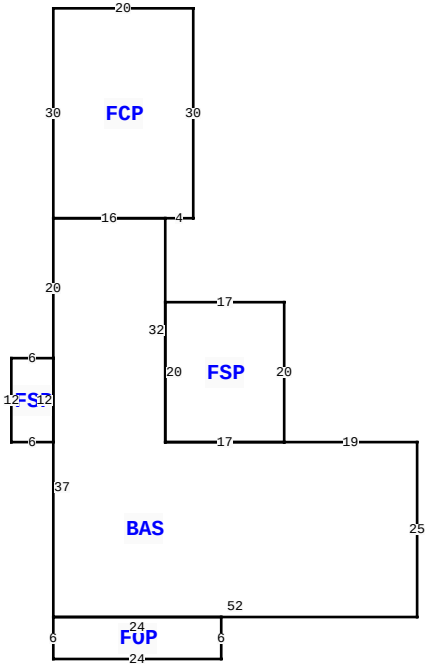
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24415.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,812 | 100 | | 1,812 | 146,130 |
| FCP | 600 | 25 | | 150 | 12,097 |
| FOP | 144 | 30 | | 43 | 3,468 |
| FSP | 72 | 40 | | 29 | 2,339 |
| FSP | 340 | 40 | | 136 | 10,968 |
| TOTALS | 2,968 | | | 2,170 | 175,001 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,170 | 110.7740 | 124.07 | 269,232 | 1978 | 1978 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 1812 HX Base Yr 2013




235 SW TALL PINE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| 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 | 20 | 24 | 480.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 2,160 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 175,001 |
| TOTAL MARKET OB/XF VALUE | | 3,360 |
| TOTAL LAND VALUE - MARKET | | 88,440 |
| TOTAL MARKET VALUE | | 266,801 |
| SOH/AGL Deduction | | 131,802 |
| ASSESSED VALUE | | 134,999 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 78,588 |
| TOTAL JUST VALUE | | 266,801 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 248,376 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1237/0368 | 6/20/2012 | WD | Q | I | 01 | 125,000 |

GRANTOR: RACHEL M MIMS (UNREMA

GRANTEE: LONNY D JR & KELLY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 FSP= N20 W17 S20 E17$ W17 N32 FCP= E4 N30 W20 S30 E16$ W16 S20 FSP= W6S12 E6 N12$ S37 FOP= S6 E24 N6 W24$ E52 N25 $.

## LAND DESCRIPTION

TOTAL OB/XF 3,360

| 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 | | A-1 | 0.00 | 0.00 | 7.37 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 88,440 | | | | | | | |

REVIEW DATE 05/13/2025 BY KS Total Acres: 7.37 Total Land Value: 88,440 Market: 0 Agricultural: 0 Common: 88,440 PRINTED 06/30/2026 BY SYS