

COMM NW COR OF SEC, RUN E 325  
 FT, S 570.44 FT FOR POB, RUN E  
 146.60 FT, S 274.63 FT, NW

JOHNSON TODD A  
 140 SW QUINCY TERR  
 LAKE CITY, FL 32024

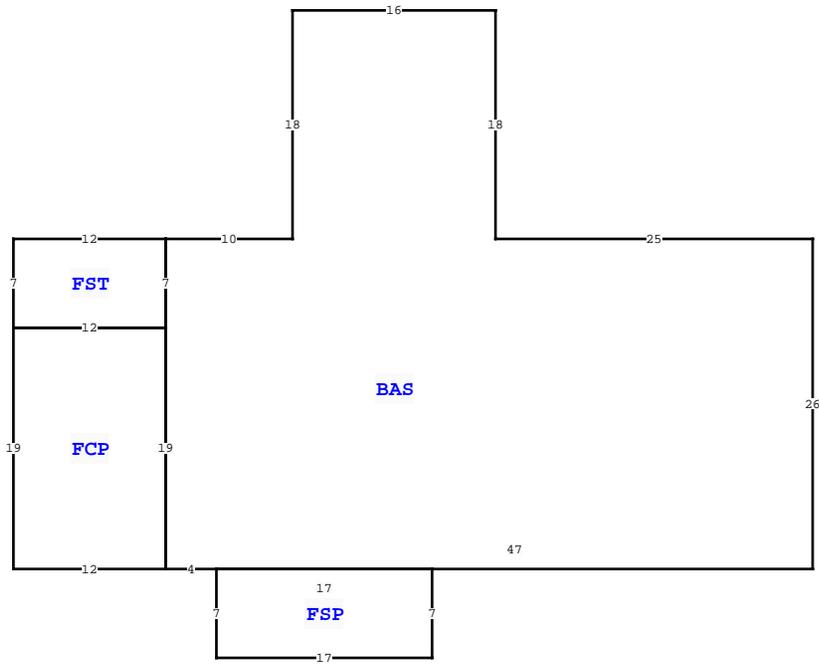
2026

25-4S-16-03153-052



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |              |                      |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT                  | CD               |               |      |              |                      |
| Exterior Wall            | 19               | COMMON BRK    | 80   |              |                      |
| Exterior Wall            | 05               | AVERAGE       | 20   |              |                      |
| Roof Structure           | 03               | GABLE/HIP     | 100  |              |                      |
| Roof Cover               | 03               | COMP SHNGL    | 100  |              |                      |
| Interior Wall            | 05               | DRYWALL       | 90   |              |                      |
| Interior Wall            | 02               | WALL BD/WD    | 10   |              |                      |
| Interior Floor           | 14               | CARPET        | 90   |              |                      |
| Interior Floor           | 06               | VINYL ASB     | 10   |              |                      |
| Air Condition            | 03               | CENTRAL       | 100  |              |                      |
| Heating Type             | 04               | AIR DUCTED    | 100  |              |                      |
| Bedrooms                 |                  | 3             | 100  |              |                      |
| Bathrooms                |                  | 2             | 100  |              |                      |
| Frame                    | 01               | NONE          | 100  |              |                      |
| Stories                  | 1.               | 1.            | 100  |              |                      |
| Architectural            | 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      | 06   |              |                      |
| NEIGHBORHOOD/LOC         | 25416.040        | 1.00/         |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,614            | 100           |      | 1,614        | 130,571              |
| FCP                      | 228              | 25            |      | 57           | 4,611                |
| FSP                      | 119              | 40            |      | 48           | 3,883                |
| FST                      | 84               | 55            |      | 46           | 3,721                |
| TOTALS                   | 2,045            |               |      | 1,765        | 142,787              |

| MARKET ADJUSTMENTS |            |           |             |                   |                |     |     |                 |      |      |        |  |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|-----------------|------|------|--------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB | EYB | ECON            | FNCT | NORM | % COND |  |
| 1                  | SINGLE FAM | 100%      | - 2025      |                   |                |     |     |                 |      |      |        |  |
|                    |            |           |             | Heated Area: 1614 |                |     |     | HX Base Yr 2025 |      |      |        |  |



| COLUMBIA COUNTY PROPERTY                           |                  |        |             |
|--|------------------|--------|-------------|
| VALUATION SUMMARY                                  |                  |        | PAGE 1 of 1 |
| VALUATION BY                                       |                  |        | STANDARD    |
| Tax Group: 2                                       | Tax Dist:        |        |             |
| BUILDING MARKET VALUE                              |                  |        | 142,787     |
| TOTAL MARKET OB/XF VALUE                           |                  |        | 2,138       |
| TOTAL LAND VALUE - MARKET                          |                  |        | 22,500      |
| TOTAL MARKET VALUE                                 |                  |        | 167,425     |
| SOH/AGL Deduction                                  |                  |        | 0           |
| ASSESSED VALUE                                     |                  |        | 167,425     |
| TOTAL EXEMPTION VALUE                              | HX HB            | 51,411 |             |
| BASE TAXABLE VALUE                                 |                  |        | 116,014     |
| TOTAL JUST VALUE                                   |                  |        | 167,425     |
| NCON VALUE   |                  |        | 0           |
| INCOME VALUE                                       |                  |        |             |
| PREVIOUS YEAR MKT VALUE                            |                  |        | 164,913     |
| SALE:3:1: LOT 1, BLK L, PICCADILLY PARK-MAILED INQ |                  |        |             |
| SALE:2:1: LOT 1 BLK L PICCADILLY PARK              |                  |        |             |
| SALE:1:1: LOT 1 BLOCK L PICCADILLY PARK INREC      |                  |        |             |
| LAND:1:1: 0.71 AC.                                 |                  |        |             |
| PERMIT NUM   | DESCRIPTION      | AMT    | ISSUED      |
| 000049717  | Roof Replacement | 13,000 | 05/02/2024  |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1247/2322                    | 1/14/2013 | QC        | U   | I   | 11     | 100        |
| GRANTOR: ARLENE DAILIDENAS   |           |           |     |     |        |            |
| GRANTEE: TODD A JOHNSON      |           |           |     |     |        |            |
| 0923/1363                    | 3/29/2001 | WD        | Q   | I   |        | 85,000     |
| GRANTOR: CARACCI             |           |           |     |     |        |            |
| GRANTEE: STANLEY & ARLENE DA |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |        |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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           | 100       | 0       | 0           | 3 | 100    | 1,500           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 12 | 32    | 384.00 | UT    | 2.00           | 70        | 1993    | 1993        | 3 | 70     | 538             |       |
| 3              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 100             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |         |        |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT 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 |     | RSF      | 1275.00 | 147.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 22,500.00  | 22,500.00      | 22,500     |                             |      |         |      |     |    |        |

| TOTAL OB/XF  |  |  |  |  |  |  |  |  |  |  |  |  | 2,138 |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|--|--|--|--|--|--|--|
| REVIEW DATE 05/21/2024 BY JS Total Acres: 0.93 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  |  |  |  |  |  |  |  |  |  |