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

2027

25-4S-16-03153-052

BUILDING CHARACTERISTICS

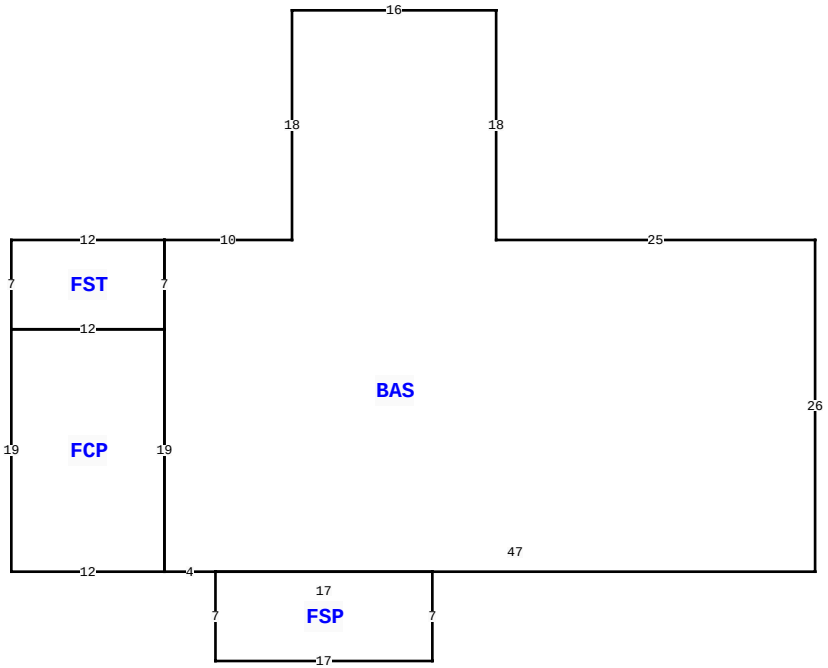
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 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	125,986
FCP	228	25		57	4,449
FSP	119	40		48	3,747
FST	84	55		46	3,591
TOTALS	2,045			1,765	137,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	109.1720	120.09	211,959	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1614 HX Base Yr 2025



140 SW QUINCY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	1,500	
2	0166	CONC,PAVMT	0	100	12	32	384.00	UT	2.00	2.00	70	1993	1993	3	70	538	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,773
TOTAL MARKET OB/XF VALUE		2,138
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		162,411
SOH/AGL Deduction		0
ASSESSED VALUE		162,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,000
TOTAL JUST VALUE		162,411
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N18 W16 S18 W10 FST= W12 S7 E12 N7$ S7 FCP= W12 S19 E12 N19$ S19 E4 FSP= S7 E17 N7 W17$ E47 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,138

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		RSF-1	275.00	147.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/21/2024 BY JS Total Acres: 0.93 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS