

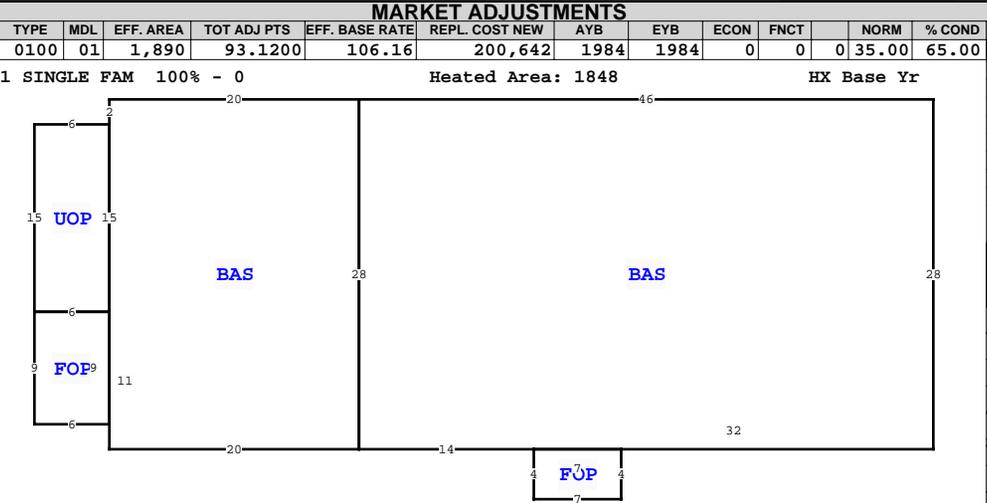
BEG NW COR OF NW1/4 OF NW1/4, RU
572.76 FT TO N R/W US-90 W ALONG
W LINE OF NW1/4 OF NW1/4 N 554.4

JOHNSON PEGGY RUE
10145 W US HWY 90
LAKE CITY, FL 32055

2026

26-3S-15-00229-009

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 100
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



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			130,417
TOTAL MARKET OB/XF VALUE			5,575
TOTAL LAND VALUE - MARKET			24,960
TOTAL MARKET VALUE			160,952
SOH/AGL Deduction			67,571
ASSESSED VALUE			93,381
TOTAL EXEMPTION VALUE	HX HB VX SX		93,381
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			160,952
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,195

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	38,643
BAS	1,288	100		1,288	88,877
FOP	28	30		8	552
FOP	54	30		16	1,104
UOP	90	20		18	1,242
TOTALS	2,020			1,890	130,417

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/20/2026	MLU

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	700.00	700.00	25	1984	1984	3	25	175	
2	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	5.00	100	2005	2005	3	100	2,400	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	

EXTRA FEATURES		10145 W US HIGHWAY 90 , LAKE CITY	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044199	Roof Replacement	15,080	04/14/2022
11118	ADDN SFR	100	05/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2539	10/28/2023	LE U		I	14	100

GRANTOR: JOHNSON PEGGY RUE (AK)
GRANTEE: JOHNSON PEGGY BITNE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 BAS= W20 S2 UOP= W6 S15 E6 N15\$ S15 FOP= W6 S9E6 N9\$ S11 E20 N28\$ S28 E14 FOP= S4 E7 N4 W7\$ E32 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,575																						
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		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	16,000.00	16,000.00	23,360							
2	9630	C	SWAMP	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,600.00	1,600.00	1,600							