

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

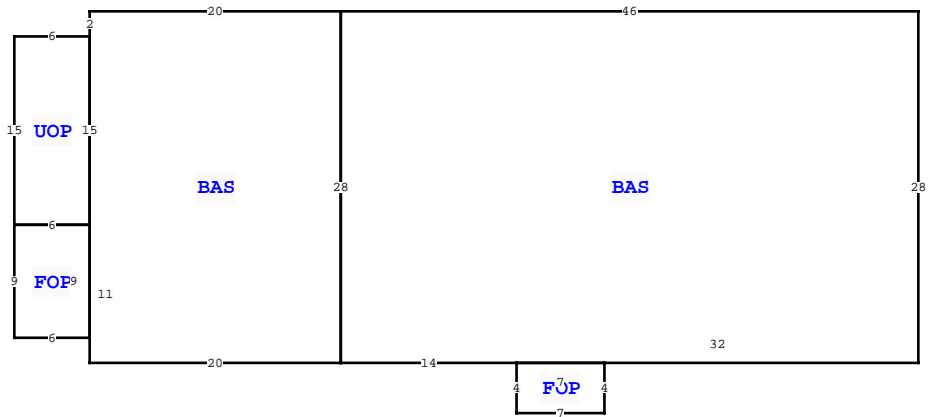
JOHNSON PEGGY RUE  
10145 W US HWY 90  
LAKE CITY, FL 32055

**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

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% - 0										
Heated Area: 1848 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	128,120			
TOTAL MARKET OB/XF VALUE	5,575			
TOTAL LAND VALUE - MARKET	24,960			
TOTAL MARKET VALUE	158,655			
SOH/AGL Deduction	65,274			
ASSESSED VALUE	93,381			
TOTAL EXEMPTION VALUE	HX HB VX SX 93,381			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	158,655			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	157,195			

Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	26315.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	37,961
BAS	1,288	100		1,288	87,312
FOP	28	30		8	542
FOP	54	30		16	1,085
UOP	90	20		18	1,220
TOTALS	2,020			1,890	128,120

10145 W US HIGHWAY 90 , LAKE CITY

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

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	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	

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											
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		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							