

LOT 10 PINEHILLS S/D EX .85 AC
DESC IN ORB 988-805.
815-997, WD 1387-1877, WD 1404

JOHNSON ARTHUR W JR
170 NW CONCORD CT
LAKE CITY, FL 32055

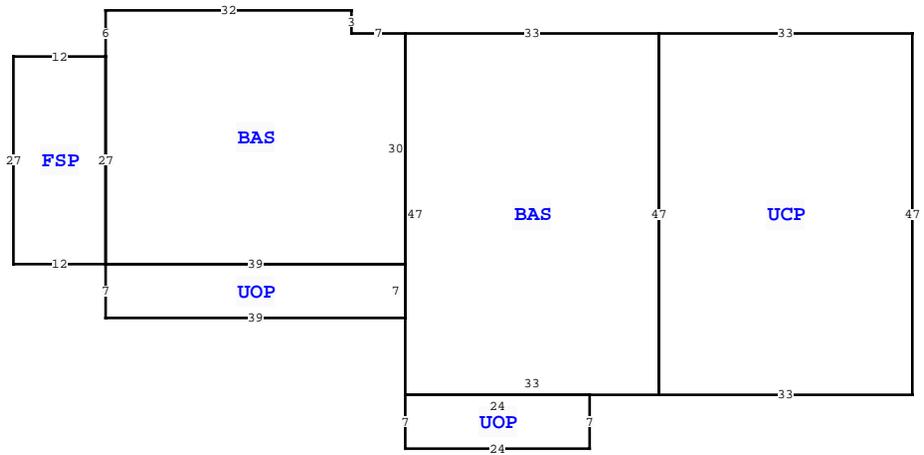
2026

28-2S-16-01772-010



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 08 | WD OR PLY 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 13 | LAM/VNPLK 90 | |
| Interior Floor | 08 | SHT VINYL 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 | 02 | 02 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 28216.020 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,266 | 100 | |
| BAS | 1,551 | 100 | |
| FSP | 324 | 40 | |
| UCP | 1,551 | 20 | |
| UOP | 168 | 20 | |
| UOP | 273 | 20 | |
| TOTALS | 5,133 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 0% | - 2021 | | | | | | | | |
| Heated Area: 2817 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 176,284 |
| TOTAL MARKET OB/XF VALUE | | | 5,215 |
| TOTAL LAND VALUE - MARKET | | | 40,000 |
| TOTAL MARKET VALUE | | | 221,499 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 221,499 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 221,499 |
| TOTAL JUST VALUE | | | 221,499 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 213,404 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 35468 | PUMP/UTPOL | 50 | 06/22/2017 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1404/0254 | 1/21/2020 | WD Q | Q | I | 01 | 158,000 |

| |
|-----------------------------------|
| GRANTOR: THERESA MCINTOSH |
| GRANTEE: ARTHUR W JOHNSON JR |
| 1387/1877 6/26/2019 WD U I 11 100 |
| GRANTOR: JOHN A MCINTOSH |
| GRANTEE: THERESA MCINTOSH |

| BUILDING NOTES | |
|---|--|
| | |
| BUILDING DIMENSIONS | |
| BAS= W33 BAS= W7 N3 W32 S6 FSP= W12 S27 E12 N27\$ S27 UOP= S7 E39 N7 W39\$ E39 N30\$ S47 UOP= S7 E24 N7 W24\$ E33 N47\$ UCP= S47 E33 N47 W33\$. | |

| 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 | 0166 | CONC, PAVMT | 0 | 0 | 16 | 30 | 480.00 | UT | 1.50 | 1.50 | 100 | 1996 | 3 | 100 | 720 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 14 | 15 | 210.00 | UT | 1.50 | 1.50 | 100 | 2013 | 2013 | 3 | 100 | 315 |
| 4 | 0070 | CARPORT UF | 0 | 0 | 17 | 20 | 340.00 | UT | 2.00 | 2.00 | 100 | 2013 | 2013 | 3 | 100 | 680 |
| 5 | 0040 | BARN, POLE | 0 | 0 | 20 | 40 | 800.00 | UT | 2.50 | 2.50 | 100 | 2013 | 2013 | 3 | 100 | 2,000 |
| 6 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |