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

2027

28-2S-16-01772-010

BUILDING CHARACTERISTICS

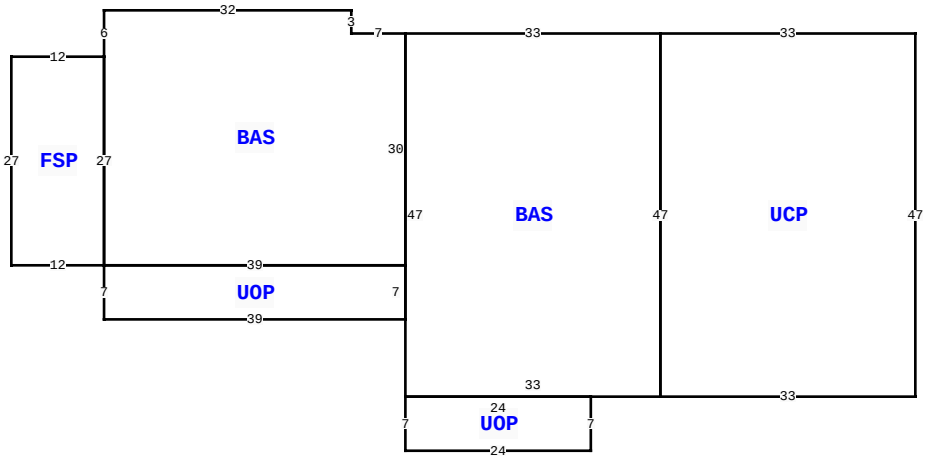
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100		1,266	64,357
BAS	1,551	100		1,551	78,845
FSP	324	40		130	6,609
UCP	1,551	20		310	15,759
UOP	168	20		34	1,729
UOP	273	20		55	2,796
TOTALS	5,133			3,346	170,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,346	92.4300	101.67	340,188	1996	1996	0	15	0	35.00	50.00

1 SINGLE FAM 100% - 2027 Heated Area: 2817 HX Base Yr 2027



170 NW CONCORD CT, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	16	30	480.00	UT	1.50	1.50	100	1996	1996	3	100	720	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	0252	LEAN-TO W/	0	100	14	15	210.00	UT	1.50	1.50	100	2013	2013	3	100	315	
4	0070	CARPORT UF	0	100	17	20	340.00	UT	2.00	2.00	100	2013	2013	3	100	680	
5	0040	BARN,POLE	0	100	20	40	800.00	UT	2.50	2.50	100	2013	2013	3	100	2,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,094
TOTAL MARKET OB/XF VALUE		5,215
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		215,309
SOH/AGL Deduction		0
ASSESSED VALUE		215,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,898
TOTAL JUST VALUE		215,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056399	Roof Replacement	30,000	08/24/2026
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	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$.

LAND DESCRIPTION

TOTAL OB/XF 5,215

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 4.69 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS