

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

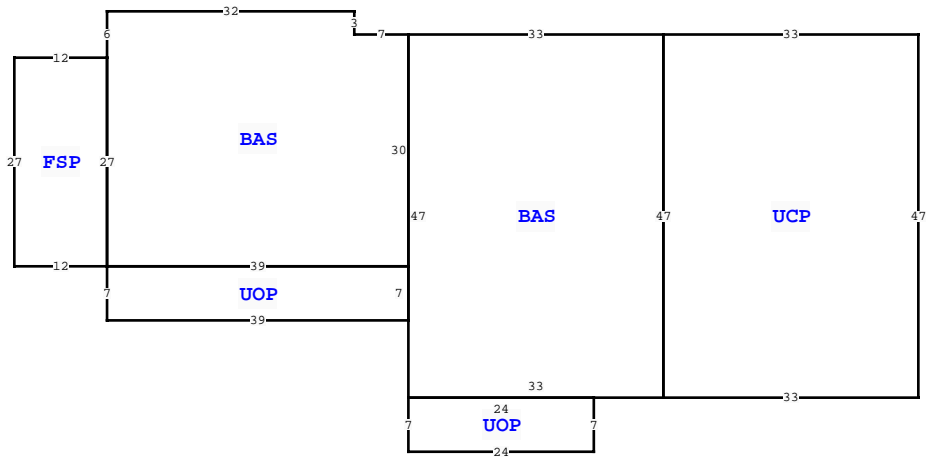
2026

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		173,189	
TOTAL MARKET OB/XF VALUE		5,215	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		218,404	
SOH/AGL Deduction		0	
ASSESSED VALUE		218,404	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		218,404	
TOTAL JUST VALUE		218,404	
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

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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

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									
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							