BEG AT SW COR OF SE1/4 OF SE 1/4
N LINE OF SE1/4 OF SE1/4, W 265
OF SEC. EX BEG AT NE COR OF LOT

JOHNSON KATIE T/JOHNSON TIMOTHY R
380 NW CANE MILL GLN
LAKE CITY, FL 32055

2027

28-3S-16-02375-002

BUILDING CHARACTERISTICS

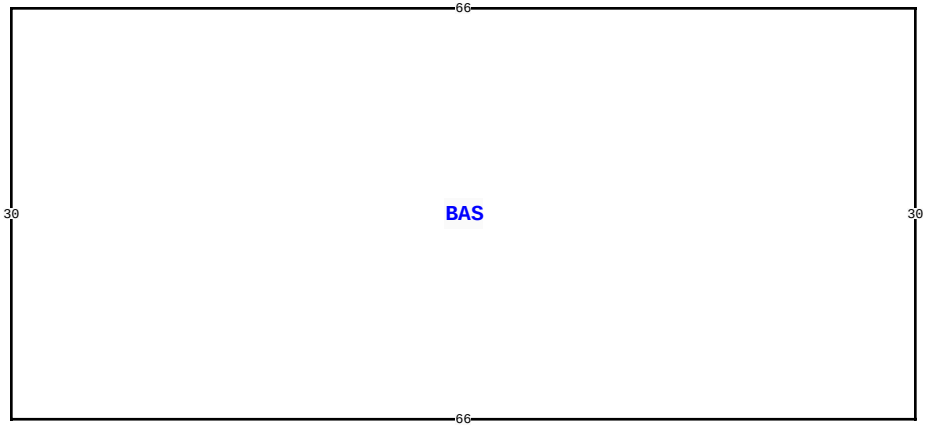
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	142,624
TOTALS	1,980			1,980	142,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,980	113.9000	105.93	209,741	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2013 Heated Area: 1980 HX Base Yr 2013



380 NW CANE MILL GLN, LAKE CITY

BLD DATE		LGL DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0030	BARN,MT	0	100	36	24	1.00	UT	13,000.00	13,000.00	100	2023	2022		100	13,000	
5	0252	LEAN-TO W/	0	100	40	5	1.00	UT	2,520.00	2,520.00	100	2023	2022		100	2,520	
6	0166	CONC,PAVMT	0	100	40	5	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,624
TOTAL MARKET OB/XF VALUE		25,720
TOTAL LAND VALUE - MARKET		47,760
TOTAL MARKET VALUE		177,441
SOH/AGL Deduction		72,596
ASSESSED VALUE		104,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,434
TOTAL JUST VALUE		216,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30080	M H	549	04/16/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/1940	6/08/2012	WD	U	V	30	100
GRANTOR: KATIE TOMPKINS						
GRANTEE: TIMOTHY R & KATIE T						
1057/1995	9/02/2005	WD	Q	V	06	35,000
GRANTOR: RONALD TOMPKINS						
GRANTEE: KATIE TOMPKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E66 N30$.

LAND DESCRIPTION

TOTAL OB/XF 25,720

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	5500	A	TIMBER 2	0			0.00	0.00	6.96	AC		1.00	1.00	1.00	445.00	445.00	3,097							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	6.96	AC		1.00	1.00	1.00	6,000.00	6,000.00	41,760							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 03/07/2023 BY KS Total Acres: 7.96 Total Land Value: 9,097 Market: 41,760 Agricultural: 3,097 Common: 6,000 PRINTED 11/17/2026 BY SYS