THE E 74 FT OF W 210 FT OF N 178 OF SW1/4. (AKA PART OF LOT 2 TOM

JOHNSON ANNETTE/BROWN VICKIE S
870 NE FAMU LN
LAKE CITY, FL 32055

2027

28-3S-17-11931-001

BUILDING CHARACTERISTICS

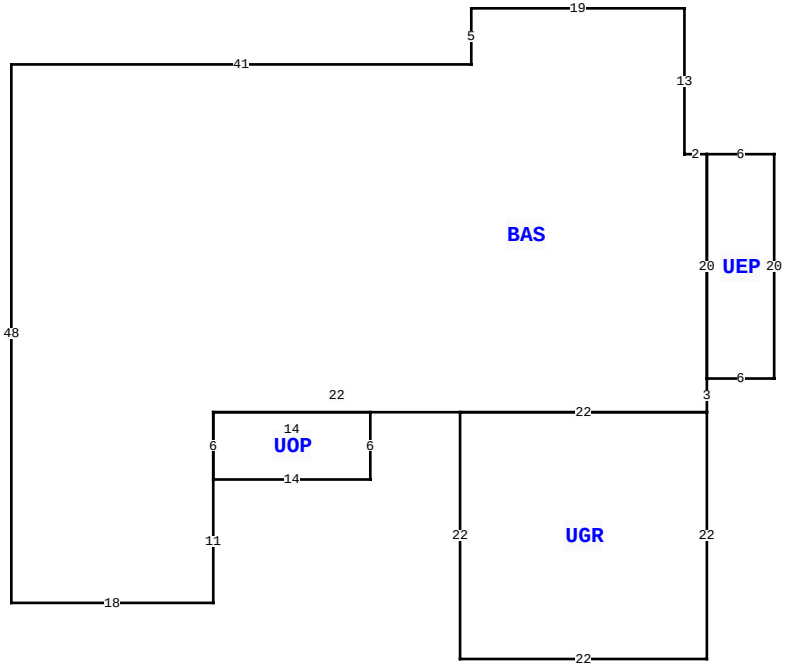
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100		2,307	148,062
UEP	120	60		72	4,621
UGR	484	45		218	13,991
UOP	84	20		17	1,091
TOTALS	2,995			2,614	167,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,614	106.0800	116.69	305,028	1987	1987	10	0	0	35.00	55.00

1 SINGLE FAM 50% - 2022 Heated Area: 2307 HX Base Yr 2022



870 NE FAMU LN, 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	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	940	
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,765
TOTAL MARKET OB/XF VALUE		2,740
TOTAL LAND VALUE - MARKET		4,650
TOTAL MARKET VALUE		175,155
SOH/AGL Deduction		8,892
ASSESSED VALUE		166,263
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		114,852
TOTAL JUST VALUE		175,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
513	MAINT/ALTR	50	11/02/2012
01367	M H	200	07/31/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0771	7/31/2020	PB	U	I	18	0

GRANTOR: CLERK OF COURT (WILL

GRANTEE: ANNETTE JOHNSON & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N13 W19 S5 W41 S48 E18 N11 UOP= E14 N6 W14 S6$ N6 E22
UGR= S22 E22 N22 W22 $ E22 N3 UEP= E6 N20 W6 S20 $ N20$.

LAND DESCRIPTION

TOTAL OB/XF 2,740

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	50			0.00	0.00	12,400.00	SF		1.00	1.00	0.75	0.50	0.38	4,650							

REVIEW DATE 09/14/2015 BY RP Total Acres: 0.28 Total Land Value: 4,650 Market: 0 Agricultural: 0 Common: 4,650 PRINTED 11/17/2026 BY SYS