

BEG AT NE COR OF NW1/4 OF NE1/4
 RUN S 1325.20 FT W 830.13 FT TO
 N 1324.78 FT, E 830.14 FT TO POB

JOHNSON FREDERICK A
 946 NW FIDDLERS LN
 LAKE CITY, FL 32055

2026

30-2S-17-04800-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 79,538 TOTAL MARKET VALUE 11,236 SOH/AGL Deduction 0 ASSESSED VALUE 11,236 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,236 TOTAL JUST VALUE 79,538 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 79,538											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1081/1872 4/25/2006 WD Q V 85,000 GRANTOR: J C MARSH & SONS INC GRANTEE: FREDERICK A JOHNSON											
DOR CODE 5500										TIMBERLAND 80-89																					
MAP NUM										MKT AREA 03																					
NEIGHBORHOOD/LOC 30217.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 04/11/2025 MLU AG DATE 07/27/2022 SPF											
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															
																	TOTAL OB/XF			0											
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	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		A-1	0.00	0.00	25.25	AC		1.00	1.00	1.00	445.00	445.00	11,236														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.25	AC		1.00	1.00	0.70	4,500.00	3,150.00	79,538														