

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													
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 88,375 <b>TOTAL MARKET VALUE</b> 11,236 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 11,236 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 11,236 <b>TOTAL JUST VALUE</b> 88,375 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 79,538														
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM				DESCRIPTION		AMT		ISSUED							
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											SALES DATA				OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE	
																				1081/1872		4/25/2006		WD Q		V				85,000	
GRANTOR: J C MARSH & SONS INC																															
GRANTEE: FREDERICK A JOHNSON																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															

TOTALS	BLD DATE	LGL DATE	MLU
	XF DATE	LAND DATE	05/18/2026
	INC DATE	AG DATE	07/27/2022
			SPF

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

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	5,000.00	3,500.00	88,375							