

COMM AT NW COR OF NW1/4 OF SW1/4  
S 86.75 FT FOR POB, S 51 DEG E 3  
DEG W 208.73 FT, S 69 DEG E 208.

JOHNSON NICOLE ANDREA  
2970 NW FALLING CREEK RD  
LAKE CITY, FL 32055

**2026**

30-2S-17-04801-018  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	2 100				
	3 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			03		
		30217.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2023	2,046	224,497

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	2,046	115.5000	115.50	236,313	2022	2022		0	0	5.00	95.00
1 MANUF 3 100% - 2023			Heated Area: 2046				HX Base Yr 2023					

BAS  
2023

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		224,497	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		20,900	
TOTAL MARKET VALUE		252,397	
SOH/AGL Deduction		8,935	
ASSESSED VALUE		243,462	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		192,051	
TOTAL JUST VALUE		252,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42702			09/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1424	5/18/2021	WD	U	V	11	0

GRANTOR: JOHNSON CHARLES W  
GRANTEE: JOHNSON NICOLE ANDR

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022		100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=17,15] E66 S31 W66 N31 \$	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	20,900							