LOT 8 BLOCK 2 UNIT 1 GWEN LAKE E
491-820 598-119, 969-430, WD 113

JOHNSTON JAMES H/JOHNSTON JANET A
756 SW ITCHETUCKNEE AVE
LAKE CITY, FL 32024

2026

31-3S-17-05976-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

495 NW PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,840
TOTAL LAND VALUE - MARKET	18,313
TOTAL MARKET VALUE	26,153
SOH/AGL Deduction	2,219
ASSESSED VALUE	23,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,934
TOTAL JUST VALUE	26,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
496	SFR	552	01/15/2008
00964			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/186	12/23/2024	WD	Q	I	01	30,000
GRANTOR: PARKS RICK DEWAYNE II						
GRANTEE: JOHNSTON JAMES H						
1439/1172	6/08/2021	WD	Q	I	01	177,000
GRANTOR: TENERIELLO JEAN A						
GRANTEE: PARKS RICK DEWAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	5	12	60.00	UT	14.00	14.00	100	2008	2008	3	100	840	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
3	0285	SALVAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2008		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,840

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	0700	C	MISC RES	0		*RSF-2	0.00	0.00	12,208.89	SF		1.00	1.00	1.20	1.25	1.50	18,313							

REVIEW DATE 02/03/2025 BY TP Total Acres: 0.28 Total Land Value: 18,313 Market: 0 Agricultural: 0 Common: 18,313 PRINTED 05/12/2026 BY SYS