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

**2027**

**31-3S-17-05976-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| 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 | |

## COLUMBIA COUNTY PROPERTY

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### 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 | 0 |
| ASSESSED VALUE | 26,153 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 26,153 |
| TOTAL JUST VALUE | 26,153 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 26,153 |

| 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 11/17/2026 BY SYS