

COMM NW COR OF NE1/4 OF SW1/4, S
FOR POB, E 1341.26 FT, S 217.35
FT, N 314.86 FT TO POB. (BEING P

JOHNSON MARY R
1847 SE HIGH FALLS RD
LAKE CITY, FL 32025

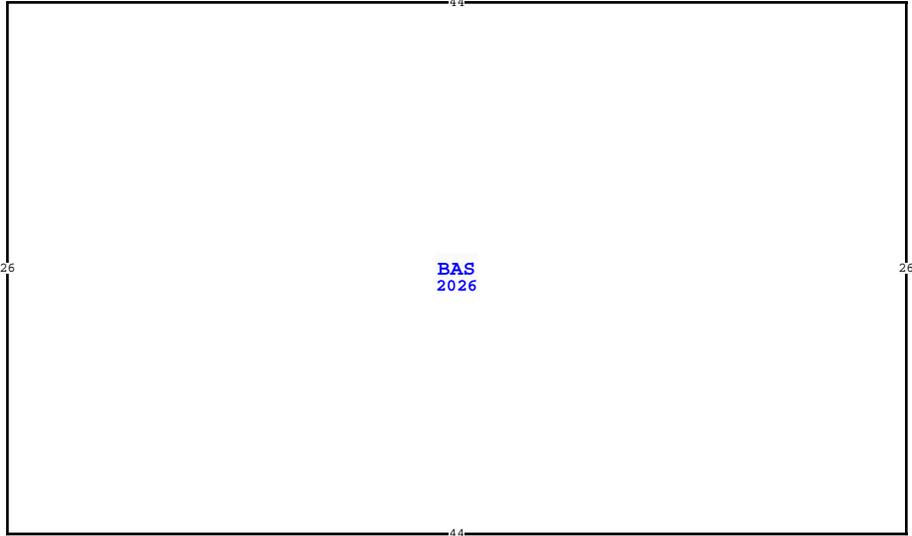
2026

31-4S-18-10519-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,144	100	2026
TOTALS	1,144		1,144
			145,071

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 1144					HX Base Yr	2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			145,071
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			28,630
TOTAL MARKET VALUE			173,701
SOH/AGL Deduction			0
ASSESSED VALUE			173,701
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			122,290
TOTAL JUST VALUE			173,701
NCON VALUE			145,071
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28,630
SALE:1:1: 8.18 AC - REPLACING AGREEMENT FOR DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050920	New Residential C	175,000	10/01/2024
000050717	Right-of-Way Acce		09/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/2116	12/05/2025	WD	Q	I	01	253,000
GRANTOR: LEGENDARY CONSTRUCTIO						
GRANTEE: JOHNSON MARY R						
1510/1069	2/23/2024	QC	U	V	11	0
GRANTOR: JOHNSON MARY						
GRANTEE: LEGENDARY CONSTRUCT						

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

BUILDING NOTES	
1847 SE HIGH FALLS RD, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=18,3] E44 S26 W44 N26 \$	

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	0100	C	SFR	100		00	0.00	0.00	8.18	AC		1.00	1.00	0.50	7,000.00	3,500.00	28,630							