

COMM NE COR OF SE1/4, RUN W 1955
DEG W 645.67 FT FOR POB, CONT S
FT, W 683.50 FT, N 8 DEG E 645.1

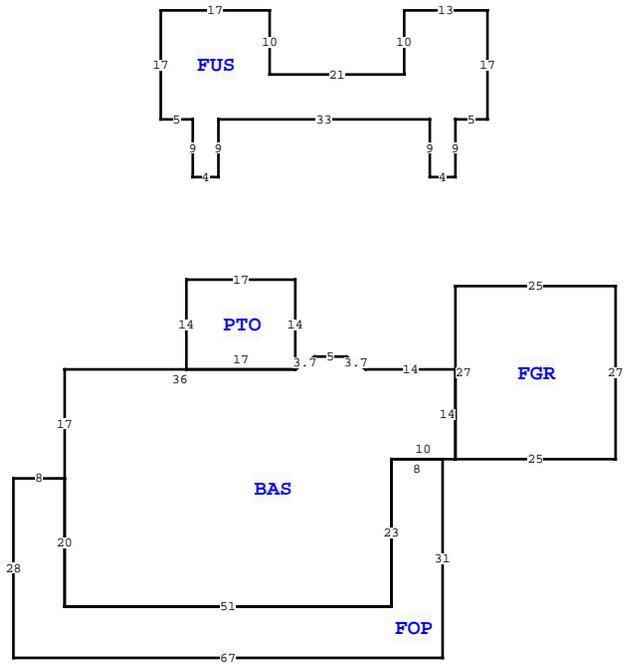
JOHNSTON JOE C/JOHNSTON SANDRA R
498 SW SUNDAY GLN
LAKE CITY, FL 32024

2026

34-4S-16-03271-002
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	60
Exterior Wall	31	VINYL SID	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,043	100	
FGR	675	55	
FOP	880	30	
FUS	729	100	
PTO	238	5	
TOTALS	4,565		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,419	122.4531	139.60	477,292	1997	1997	20	0	30.80	49.20
1 SINGLE FAM 100% - 1998 Heated Area: 2772 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		234,828	
TOTAL MARKET OB/XF VALUE		21,223	
TOTAL LAND VALUE - MARKET		95,190	
TOTAL MARKET VALUE		268,077	
SOH/AGL Deduction		75,972	
ASSESSED VALUE		192,105	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		140,694	
TOTAL JUST VALUE		351,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,268	
SALE:1:1: 10.13 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18032	POOL	100	03/09/2001
11433	SFR	425	07/22/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST U / I /	RSN CD SALE PRICE
0799/0522	12/14/1994	WD Q V	29,500
GRANTOR: RANDALL R KING & SIBY			
GRANTEE: JOE C & SANDRA R JO			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W14 U2 L3 W5 L3 D2 PTO= N14 W17 S14 E17\$ W36 S17FOP= W8 S28 E67 N31W8 S23 W51N20\$ S20 E51 N23 E10 FGR= E25N27 W25 S27\$ N14\$ PTR= N30 FUS= N9 E5 N17 W13 S10 W21 N10 W17 S17 E5 S9 E4 N9 E33 S9E4\$ S30\$.			

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	0166	CONC, PAVMT	0	100	17	20	340.00	UT	1.50	1.50	100	1997	1997	3	100	510	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2001	2001	3	40	13,440	
4	0166	CONC, PAVMT	0	100	0	0	1,315.00	UT	1.50	1.50	100	2001	2001	3	100	1,973	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
7	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	280.00	280.00	2,526							
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							
3	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							