LOT 8 LITTLE FORTY-SEVEN ACRES S
703-8, 816-2004, 849-1752, WD 14

JOHNSON KALEEL/WIGGINS LUCY
6089 SW STATE ROAD 47
LAKE CITY, FL 32024

2027

35-4S-16-03293-108

BUILDING CHARACTERISTICS

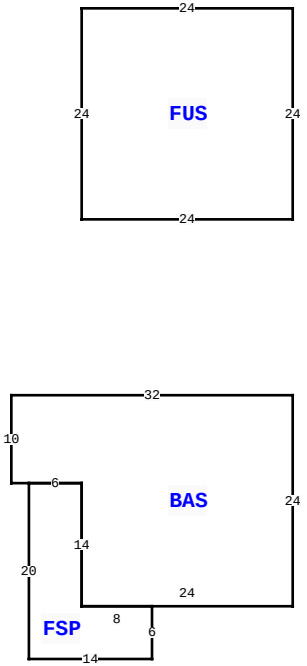
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	656	100		656	69,618
FSP	168	40		67	7,111
FUS	576	100		576	61,128
TOTALS	1,400			1,299	137,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,299	128.6376	141.50	183,808	1988	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1232 HX Base Yr 2024



6089 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,856
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		15,570
TOTAL MARKET VALUE		155,726
SOH/AGL Deduction		0
ASSESSED VALUE		155,726
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,315
TOTAL JUST VALUE		155,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1676	7/10/2023	WD	Q	I	01	199,000
GRANTOR: ADAMS ALBERT N						
GRANTEE: JOHNSON KALEEL						
0849/1752	3/18/1997	WD	Q	I	01	0
GRANTOR: ALBERT N & SHIRLEY AD						
GRANTEE: ALBERT & SHIRLEY AD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S10 E2 FSP= S20 E14N6 W8 N14 W6$ E6 S14 E24 N24$
PTR= N20 FUS= N24 W24 S24 E24$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	0100	C	SFR	100		A-1	170.00	133.00	0.52	AC		1.00	1.00	1.50	20,000.00	30,000.00	15,570							

REVIEW DATE 09/25/2023 BY TP Total Acres: 0.52 Total Land Value: 15,570 Market: 0 Agricultural: 0 Common: 15,570 PRINTED 11/16/2026 BY SYS