LOT 13 WOODS AT FALLING CREEK.
CT 1252-2328, WD 1276-737,
WD 1288-1917, WD 1412-2505, WD

JOHNSON MICHAEL SHANE/JOHNSON PATRICIA LEE
338 NW HOLLAND DR
LAKE CITY, FL 32055

**2027**

**36-2S-16-01890-113**

## BUILDING CHARACTERISTICS

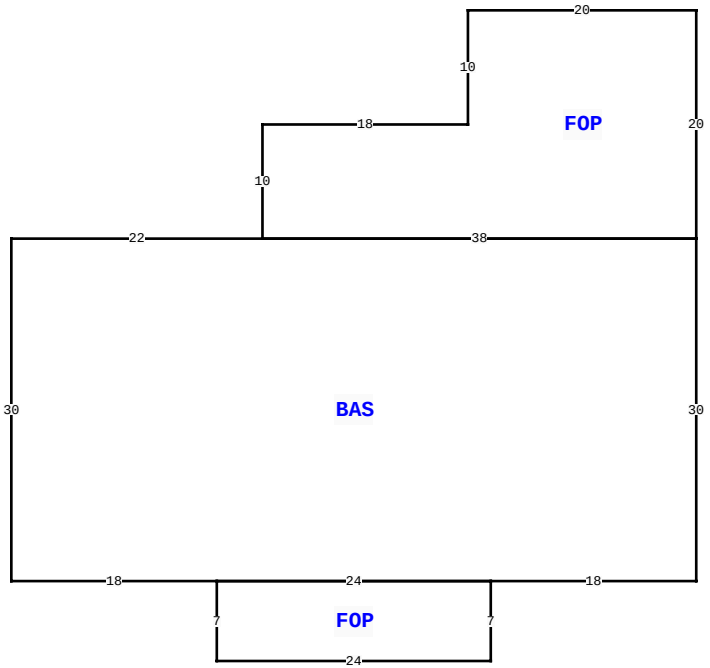
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 36216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 216,829 |
| FOP | 168 | 30 | | 50 | 6,023 |
| FOP | 580 | 30 | | 174 | 20,961 |
| TOTALS | 2,548 | | | 2,024 | 243,813 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,024 | 114.0720 | 125.48 | 253,972 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1800 HX Base Yr 2022




338 NW HOLLAND DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 243,813 |
| TOTAL MARKET OB/XF VALUE | 20,760 |
| TOTAL LAND VALUE - MARKET | 40,810 |
| TOTAL MARKET VALUE | 305,383 |
| SOH/AGL Deduction | 41,349 |
| ASSESSED VALUE | 264,034 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 212,623 |
| TOTAL JUST VALUE | 305,383 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 309,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041885 | Storage Building | 18,814 | 05/11/2021 |
| 40989 | SFR | | 12/08/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1418/2417 | 9/03/2020 | WD | Q | V | 01 | 27,000 |
| GRANTOR: BKL-DENUNE INC | | | | | | |
| GRANTEE: MICHAEL SHANE & PAT | | | | | | |
| 1412/2505 | 5/27/2020 | WD | U | V | 30 | 17,000 |
| GRANTOR: MARVIN W & DIANA L GR | | | | | | |
| GRANTEE: BKL-DENUNE INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=70,20] S30 E18 E24 E18 N30 W38 W22 $
FOP=[ORIG=92,10] S10 E38 N20 W20 S10 W18 $
FOP=[ORIG=88,50] S7 E24 N7 W24 $
.

## 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 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 17,760.00 | 17,760.00 | 100 | 2021 | 2021 | | 100 | 17,760 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2023 | 2022 | | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,760

| 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 | | PRRD | 0.00 | 0.00 | 3.71 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 40,810 | | | | | | | |

REVIEW DATE 05/03/2023 BY JB Total Acres: 3.71 Total Land Value: 40,810 Market: 0 Agricultural: 0 Common: 40,810 PRINTED 11/17/2026 BY SYS