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

2026

36-2S-16-01890-113

BUILDING CHARACTERISTICS

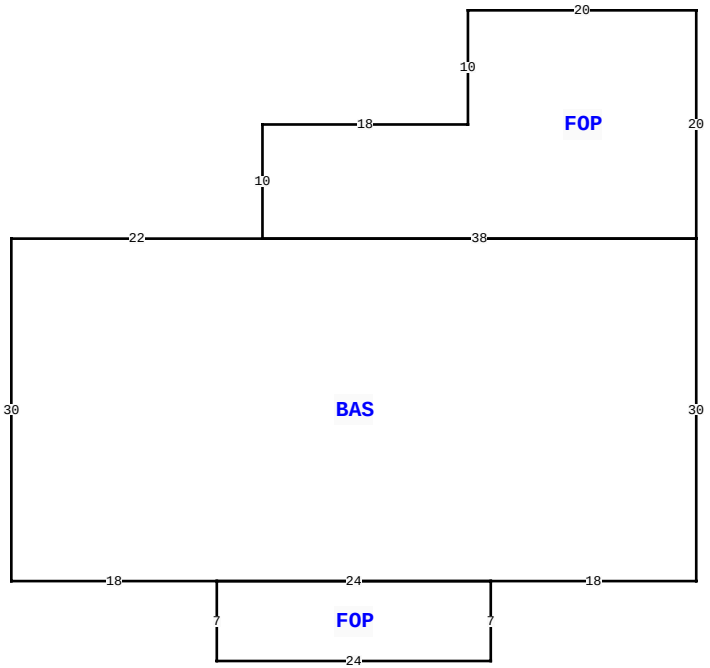
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	220,769
FOP	168	30		50	6,132
FOP	580	30		174	21,341
TOTALS	2,548			2,024	248,243

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	127.76	258,586	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	248,243
TOTAL MARKET OB/XF VALUE	20,760
TOTAL LAND VALUE - MARKET	40,810
TOTAL MARKET VALUE	309,813
SOH/AGL Deduction	53,469
ASSESSED VALUE	256,344
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	204,933
TOTAL JUST VALUE	309,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,268

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 06/10/2026 BY SYS