

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

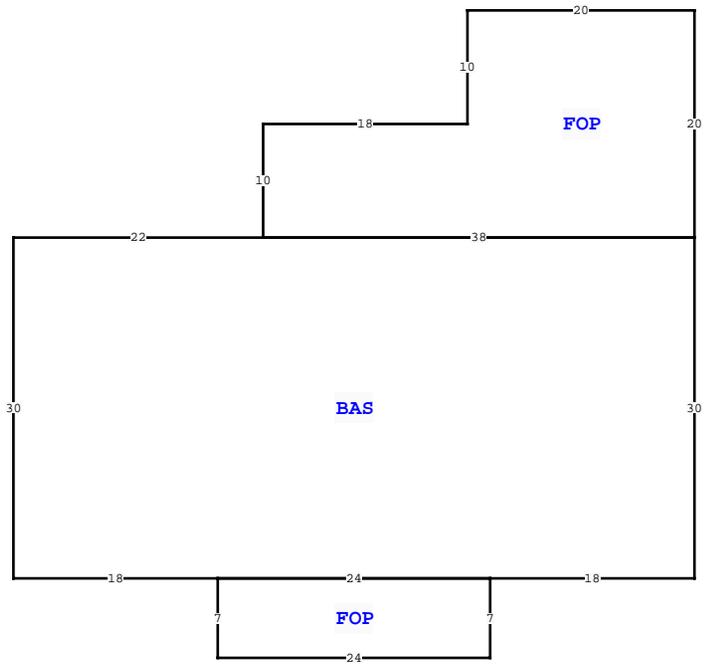
JOHNSON MICHAEL SHANE/JOHNSON PATRICIA LEE
 338 NW HOLLAND DR
 LAKE CITY, FL 32055

2026

36-2S-16-01890-113


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 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 | | 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 |
| BAS | 1,800 | 100 | |
| FOP | 168 | 30 | |
| FOP | 580 | 30 | |
| TOTALS | 2,548 | | |

| 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% - 2022 | | | | | | | | | | Heated Area: 1800 HX Base Yr 2022 | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| 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 | | | 29,680 | |
| TOTAL MARKET VALUE | | | 298,683 | |
| SOH/AGL Deduction | | | 42,339 | |
| ASSESSED VALUE | | | 256,344 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 204,933 | |
| TOTAL JUST VALUE | | | 298,683 | |
| 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 | Q | V | 01 | 27,000 |
| GRANTOR: BKL-DENUNE INC | | | | | | |
| GRANTEE: MICHAEL SHANE & PAT | | | | | | |
| 1412/2505 | 5/27/2020 | WD U | U | V | 30 | 17,000 |
| GRANTOR: MARVIN W & DIANA L GR | | | | | | |
| GRANTEE: BKL-DENUNE INC | | | | | | |

| EXTRA FEATURES | | 338 NW HOLLAND DR, LAKE CITY | |
|----------------|------------|------------------------------|----------------|
| L | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1 | 0030 | BARN, MT | 17,760.00 |
| 2 | 0296 | SHED METAL | 3,000.00 |

| TOTAL OB/XF | | | | | | | | | | | | | | 20,760 | | |
|-------------|------------|-------------|---------|-----|---|-------|----|-----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L | 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 | 1.00 | UT | 17,760.00 | 17,760.00 | 100 | 2021 | 2021 | | 100 | 17,760 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2023 | 2022 | | 100 | 3,000 | |

| 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 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF | | 20,760 | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|--------|---|----------|-------|-------|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | DPH 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 | 8,000.00 | 8,000.00 | 29,680 | | | | | | | |