

LOT 7 AMELIA LANDING PHASE 1.
WD 1403-2242, DC 1456-1490, WD 1

JOHNSON JOHN W/JOHNSON GAIL A
266 SW BEACON WAY
LAKE CITY, FL 32025

2026

13-4S-16-02951-107



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 90
Interior Floo	15	HARDTILE 100
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
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	13416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100		1,602	193,761
FGR	441	55		243	29,391
FOP	48	30		14	1,693
FSP	90	40		36	4,354
FSP	350	40	2024	140	16,933
TOTALS	2,531			2,035	246,132

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	998.00	UT	2.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,035	114.8868	128.67	261,843	2019	2019	0	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1602 HX Base Yr 2024													
266 SW BEACON WAY, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2026 MLU													

TOTAL OB/XF													
3,096													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		246,132	
TOTAL MARKET OB/XF VALUE		3,096	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		284,228	
SOH/AGL Deduction		50,358	
ASSESSED VALUE		233,870	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		132,459	
TOTAL JUST VALUE		284,228	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37405	SFR	784	11/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1570/2516	6/22/2026	LE	U	I	14
GRANTOR: JOHNSON JOHN W (ENH L)					
GRANTEE: MATHENEY MINDY (RMD)					
1498/2242	9/12/2023	LE	U	I	14
GRANTOR: JOHNSON JOHN W					
GRANTEE: JOHNSON JOHN W (ENH)					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W13 N6 W10 S6 W27 S31 E13 E2 N2 E4 S2 E10 E21 N31 \$									
FGR=[ORIG=-21,31] S21 E21 N21 W21 \$									
FSP=[ORIG=-23,-6] W15 S6 E15 N6 \$									
FOP=[ORIG=-37,31] S5 E8 N5 W2 N2 W4 S2 W2 \$									
FSP=[YR=2024;ORIG=-38,-20] S14 E25 N14 W25 \$									