NW DIV: BEG SW COR, RUN N 85 FT, S 85 FT, W 78 FT TO POB.(BLOCK 4

WATTS BESSIE MAE
187 NW LEE LN
LAKE CITY, FL 32055

2026

00-00-00-11354-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

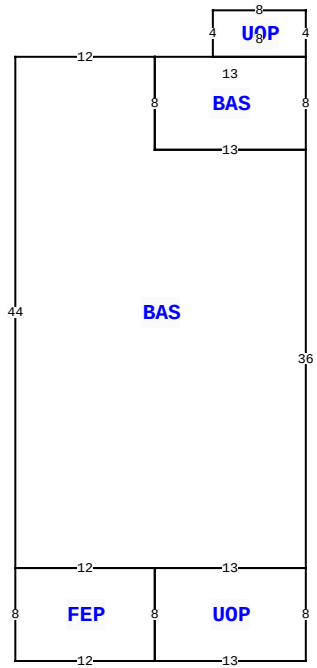
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	4,789
BAS	996	100		996	45,862
FEP	96	80		77	3,545
UOP	32	20		6	276
UOP	104	20		21	967
TOTALS	1,332			1,204	55,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,204	74.7527	83.72	100,799	1920	1920	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1100 HX Base Yr



187 NW LEE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	55,439
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	3,315
TOTAL MARKET VALUE	59,254
SOH/AGL Deduction	0
ASSESSED VALUE	59,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,254
TOTAL JUST VALUE	59,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0782/0817	5/03/1993	AG	U	I	13	14,900
GRANTOR: WAYNE FRIER						
GRANTEE: BESSIE MAE WATTS						
0761/0060	5/27/1992	WD	Q	I		6,000
GRANTOR: CAROLYN MARROW						
GRANTEE: WAYNE FRIER'S MH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S44 FEP= S8 E12 N8 W12$ E12 UOP= S8 E13 N8 W13$ E13 N36 BAS= N8 UOP= N4 W8 S4 E8$ W13 S8 E13$ W13 N8$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0			0.00	0.00	6,630.00	SF		1.00	1.00	1.00	0.50	0.50	3,315							

REVIEW DATE 10/12/2015 BY DF Total Acres: 0.15 Total Land Value: 3,315 Market: 0 Agricultural: 0 Common: 3,315 PRINTED 11/18/2025 BY SYS