NW DIV: COMM INTERS E R/W SR-250
OF WILSON ST, RUN E ALONG WILSON
FT FOR POB, CONT E 106.21 FT, S

WASHINGTON WILLIE C/WASHINGTON ELAINE
P O BOX 632
LAKE CITY, FL 32056-0632

2025

00-00-00-11436-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

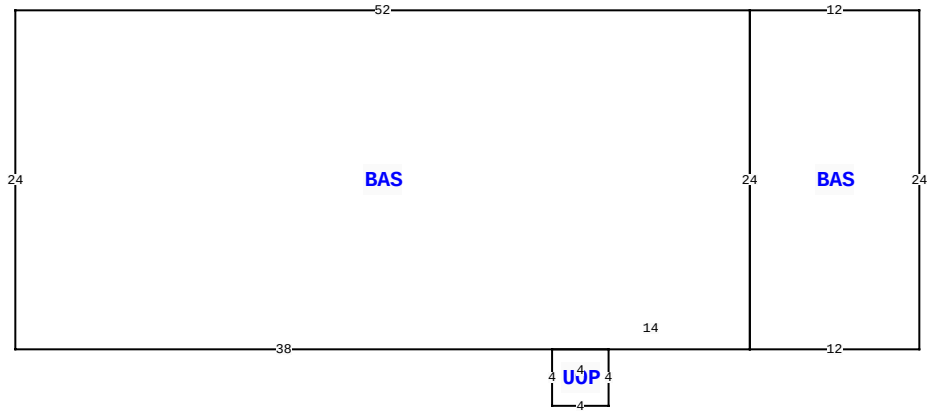
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	288	100		288	21,979
BAS	1,248	100		1,248	95,243
UOP	16	20		3	229
TOTALS	1,552			1,539	117,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	123.5520	138.38	212,967	1990	1990	10	0	0	34.85	55.15

1 SINGLE FAM – 100% - 0 Heated Area: 1536 HX Base Yr



724 NW WILSON ST, 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		117,451
TOTAL MARKET OB/XF VALUE		3,728
TOTAL LAND VALUE - MARKET		8,469
TOTAL MARKET VALUE		129,648
SOH/AGL Deduction		34,768
ASSESSED VALUE		94,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,158
TOTAL JUST VALUE		129,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0718/0601	5/07/1990	WD	Q	V		5,300
GRANTOR: MCLEOD CONST						
GRANTEE: WILLIE WASHINGTON						
0683/0494	4/28/1989	SW	U	I		14,200
GRANTOR: BARNETT BANK						
GRANTEE: MCLEOD CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E38 UOP= S4 E4 N4 W4$ E14 BAS= E12 N24 W12 S24$ N24$.

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	100	9	30	270.00	UT	1.40	1.40	100	0	0	3	100	378	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	75	2011	2011	3	75	450	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
6	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,728

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		00	0.00	0.00	22,583.00	SF		1.00	1.00	0.75	0.50	0.38	8,469							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.52 Total Land Value: 8,469 Market: 0 Agricultural: 0 Common: 8,469 PRINTED 06/24/2025 BY SYS