NW DIV: COMM INTERS E R/W SR-250
STREET, RUN E ALONG S R/W 775.56
CONT E 106.20 FT, S 217.15 FT, W

JOHNSON WILLIE ARTHUR
P O BOX 306
LAKE CITY, FL 32056

2026

00-00-00-11436-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

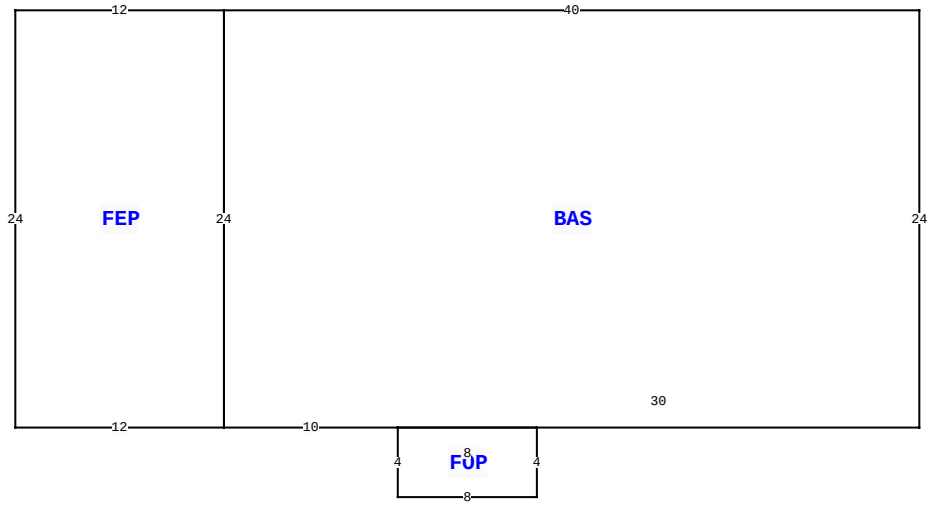
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	960	100		960	63,577
FEP	288	80		230	15,232
FOP	32	30		10	662
TOTALS	1,280			1,200	79,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	107.5080	120.41	144,492	1989	1989	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2023 Heated Area: 960 HX Base Yr 2023



746 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		79,471
TOTAL MARKET OB/XF VALUE		778
TOTAL LAND VALUE - MARKET		8,902
TOTAL MARKET VALUE		89,151
SOH/AGL Deduction		4,220
ASSESSED VALUE		84,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,209
TOTAL JUST VALUE		89,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0701/0708	11/15/1989	WD	U	I		40,000

GRANTOR: MCLEOD CONSTR

GRANTEE: LILLIAM WILLIAMS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FEP= W12 S24 E12 N24$ S24 E10 FOP= S4 E8 N4 W8$ E30 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 778

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	23,740.00	SF		1.00	1.00	0.75	0.50	0.38	8,902							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.54 Total Land Value: 8,902 Market: 0 Agricultural: 0 Common: 8,902 PRINTED 11/03/2025 BY SYS