NW DIV: COMM INTERS OF E R/W SR-
WILSON ST, RUN E 1094.18 FT FOR
FT, S 207.85 FT, W 105 FT, N 211

THOMAS ALICE/LATHAM DIONNE
1071 SW SUNBEAM WAY
LAKE CITY, FL 32025

**2026**

**00-00-00-11436-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

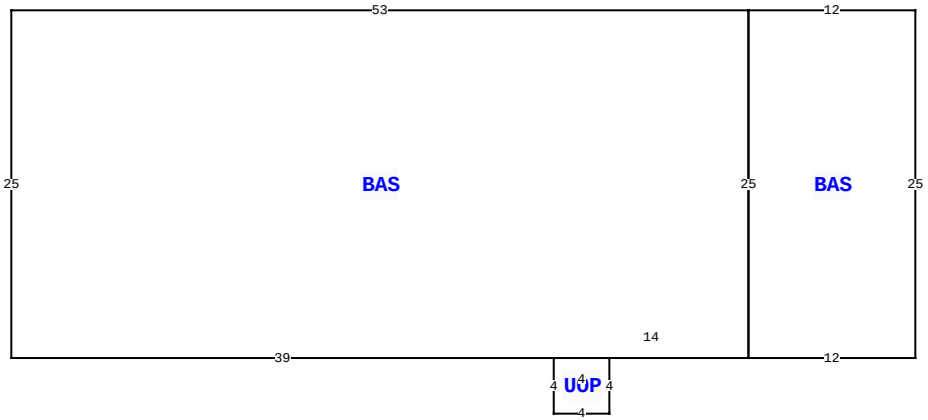
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 300 | 100 | | 300 | 20,308 |
| BAS | 1,325 | 100 | | 1,325 | 89,695 |
| UOP | 16 | 20 | | 3 | 203 |
| TOTALS | 1,641 | | | 1,628 | 110,206 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,628 | 109.8900 | 123.08 | 200,374 | 1991 | 1991 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 1625 HX Base Yr




688 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 | 110,206 |
| TOTAL MARKET OB/XF VALUE | 778 |
| TOTAL LAND VALUE - MARKET | 8,758 |
| TOTAL MARKET VALUE | 119,742 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 119,742 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 119,742 |
| TOTAL JUST VALUE | 119,742 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,443 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1804 | ADDN SFR | 50 | 07/06/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/610 | 1/03/2022 | WD | U | I | 30 | 100 |
| GRANTOR: THOMAS ALICE | | | | | | |
| GRANTEE: THOMAS ALICE | | | | | | |
| 1446/2042 | 9/03/2021 | QC | U | I | 11 | 100 |
| GRANTOR: THOMAS ALICE | | | | | | |
| GRANTEE: THOMAS ALICE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W53 S25 E39 UOP= S4 E4 N4 W4$ E14 BAS= E12 N25 W12 S25$ N25$.

## 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 | 9 | 30 | 270.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 378 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 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 | 0 | | 00 | 0.00 | 0.00 | 23,355.00 | SF | | 1.00 | 1.00 | 0.75 | 0.50 | 0.38 | 8,758 | | | | | | | |

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.54 Total Land Value: 8,758 Market: 0 Agricultural: 0 Common: 8,758 PRINTED 11/04/2025 BY SYS