COMM SW COR OF SEC, RUN N 1161.5
RUN N 70 FT, E 104 FT, S 71.03 F
TO POB.

CARLUCCI MAELYN LEE
174 SW WREN CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

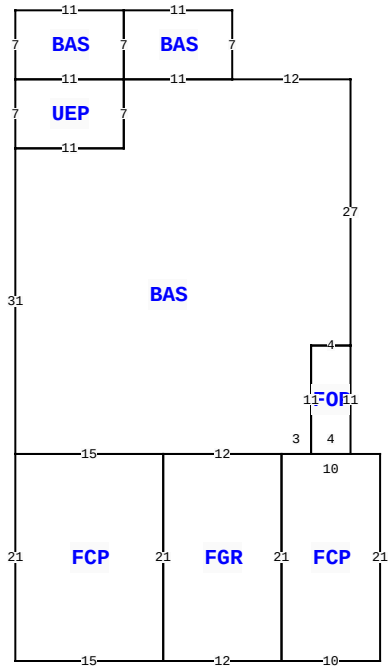
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	77	100		77	6,422
BAS	77	100		77	6,422
BAS	1,171	100		1,171	97,663
FCP	210	25		52	4,337
FCP	315	25		79	6,588
FGR	252	55		139	11,593
FOP	44	30		13	1,084
UEP	77	60		46	3,836
TOTALS	2,223			1,654	137,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	114.5620	128.31	212,225	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1325 HX Base Yr 2022



174 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,946
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		157,296
SOH/AGL Deduction		28,008
ASSESSED VALUE		129,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,566
TOTAL JUST VALUE		157,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1522/401	8/15/2024	WD	U	I	11	100
GRANTOR: CARLUCCI MAELYN LEE						
GRANTEE: CARLUCCI MAELYN LEE						
1431/1846	3/02/2021	WD	Q	I	01	149,900
GRANTOR: SK SQUARED LLC						
GRANTEE: CARLUCCI MAELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N7 W11 S7 E11$ W11 BAS= N7 W11 S7 E11 $ UEP= W11 S7 E11N7$S7 W11 S31 FCP= S21 E15 N21 W15$ E15 FGR= S21 E12N21 W12$ E12 FCP= S21 E10 N21W10$ E3 FOP= E4 N11 W4 S11$ N11 E4 N27$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.17 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/19/2025 BY SYS