LOT 7 10TH FAIRWAY VILLAS S/D.
ORB 745-1353

GREEN RICHARD A/GREEN BARBARA F
190 SW WREN CT
LAKE CITY, FL 32025

2025

01-4S-16-02678-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

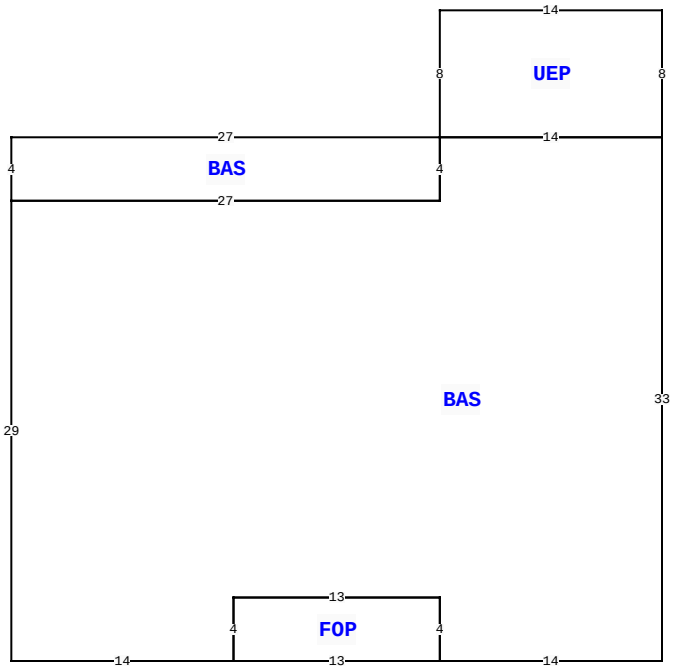
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	9,098
BAS	1,193	100		1,193	100,498
FOP	52	30		16	1,348
UEP	112	60		67	5,644
TOTALS	1,465			1,384	116,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	120.0000	129.60	179,366	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1301 HX Base Yr



190 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		116,588
TOTAL MARKET OB/XF VALUE		5,517
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		137,855
SOH/AGL Deduction		67,650
ASSESSED VALUE		70,205
TOTAL EXEMPTION VALUE	HX HB VX VP	64,205
BASE TAXABLE VALUE		6,000
TOTAL JUST VALUE		137,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0745/1353	4/30/1991	WD	Q	I		42,000
GRANTOR: LOUIS A GAY						
GRANTEE: RICHARD GREEN						
0600/0217	8/01/1986	WD	Q	I		42,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= W27 S4 E27 N4$S4 W27 S29 E14 FOP= E13 N4 W13 S4$ N4 E13 S4 E14 N33$ UEP= N8 W14 S8 E14$.

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	0	0	3	100	650	
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	60	1993	1993	3	60	1,080	
5	0060	CARPORT F	0	100	12	23	276.00	UT	4.50	4.50	100	2009	2009	3	100	1,242	
6	0120	CLFENCE 4	0	100	0	0	130.00	UT	6.50	6.50	100	2009	2009	3	100	845	

LAND DESCRIPTION

TOTAL OB/XF 5,517

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: 0.18 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 05/09/2025 BY SYS