COMM SE COR OF LOT 9 TENTH
FAIRWAY VILLAS, RUN NE 20.97
FT FOR POB, NW 118.05 FT, N

BROWN LATONYA
247 SW WREN CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

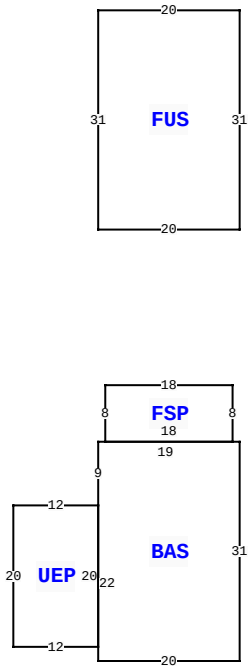
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	620	100		620	45,382
FSP	144	40		58	4,245
FUS	620	100		620	45,382
UEP	240	60		144	10,540
TOTALS	1,624			1,442	105,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	100.5480	112.61	162,384	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1240 HX Base Yr 2018



247 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		105,550
TOTAL MARKET OB/XF VALUE		2,443
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		123,743
SOH/AGL Deduction		45,710
ASSESSED VALUE		78,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,311
TOTAL JUST VALUE		123,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1338/1111	6/09/2017	WD	U	I	11	100
GRANTOR: VERNON E LAWRENCE AS						
GRANTEE: VERNON E LAWRENCE &						
1200/1302	8/28/2010	WD	U	I	38	47,000
GRANTOR: RANDALL B & CLAUDIA S						
GRANTEE: VERNON E LAWRENCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FSP= N8 W18 S8 E18$ W19 S9 UEP= W12 S20 E12 N20$ S22 E20 N31$ PTR=N30 FUS= N31W20 S31 E20$ S30$.

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	560	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0258	PATIO	0	100	17	20	340.00	UT	2.50	2.50	75	1993	1993	3	75	638	
4	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 2,443

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		00	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: 0.25 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/18/2025 BY SYS