COMM NE COR LOT 9 OF TENTH FAIRW
RUN SW ALONG LOT LINE 153.66 FT
77.07 FT, NW 89.30 FT, N 13.91 F

CAMERON DONNA LYNETTE
261 SW WREN CT
LAKE CITY, FL 32025

2025

01-4S-16-02678-119

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	03

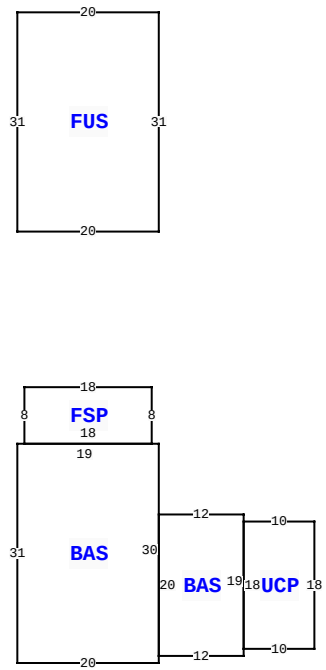
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 1416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	16,301
BAS	620	100		620	42,110
FSP	144	40		58	3,939
FUS	620	100		620	42,110
UCP	180	20		36	2,445
TOTALS	1,804			1,574	106,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	93.2930	104.49	164,467	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1480 HX Base Yr 1998



261 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		106,904
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		7,875
TOTAL MARKET VALUE		114,979
SOH/AGL Deduction		48,753
ASSESSED VALUE		66,226
TOTAL EXEMPTION VALUE	HX HB DX SX	66,226
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27951	MAINT/ALTR	35	07/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/0137	10/12/2004	QC	Q	V	03	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: CAMERON						
1016/2583	3/22/2004	QC	Q	V	03	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: CAMERON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FSP= N8 W18 S8 E18$ W19 S31 E20 N1 BAS= E12 N1 UCP= E10 N18 W10 S18 $ N19 W12 S20$ N30$ PTR=N30 FUS= N31 W20 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	1989	1989	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.35	22,500.00	7,875.00	7,875							

REVIEW DATE 08/21/2023 BY KS Total Acres: 0.45 Total Land Value: 7,875 Market: 0 Agricultural: 0 Common: 7,875 PRINTED 08/15/2025 BY SYS