AKA LOT 3 BLOCK 13, WILSON SPRIN
PHASE 4 UNR: COMM AT NE COR OF S
RUN W 33.01 FT TO W R/W OF WILSO

RAY KIRKLAND PAUL/RAY PATRICIA B
86115 DEBBIE RD
YULEE, FL 32097

2026

01-7S-15-01439-763

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

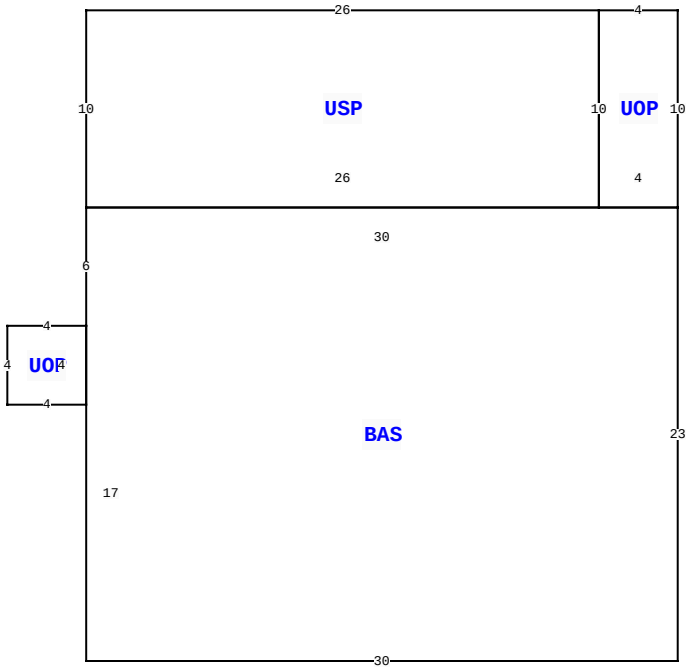
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	690	100		690	37,682
UOP	16	20		3	164
UOP	40	20		8	437
USP	260	35		91	4,970
TOTALS	1,006			792	43,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	792	74.6028	91.02	72,088	1964	1964	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 690 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	43,253
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	70,253
SOH/AGL Deduction	0
ASSESSED VALUE	70,253
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,253
TOTAL JUST VALUE	70,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1133/1768	10/12/2007	WD	Q	V	03	28,000

GRANTOR: WILSONS SPRINGS INC

GRANTEE: KIRKLAND PAUL & PAT

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W4 USP= W26 S10 BAS= S6 UOP= W4 S4 E4 N4 $ S17 E30 N23 W30$ E26 N10$ S10 E4 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 06/29/2015 BY TW Total Acres: 3.10 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/10/2025 BY SYS