

LOT 2 HAIGHT-ASHBURY S/D.
WD 1059-182, WD 1075-2296, DIV 1

WIGGINS TIMOTHY JR
145 SE LINDALE GLN
LAKE CITY, FL 32025

2026

03-4S-17-07486-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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
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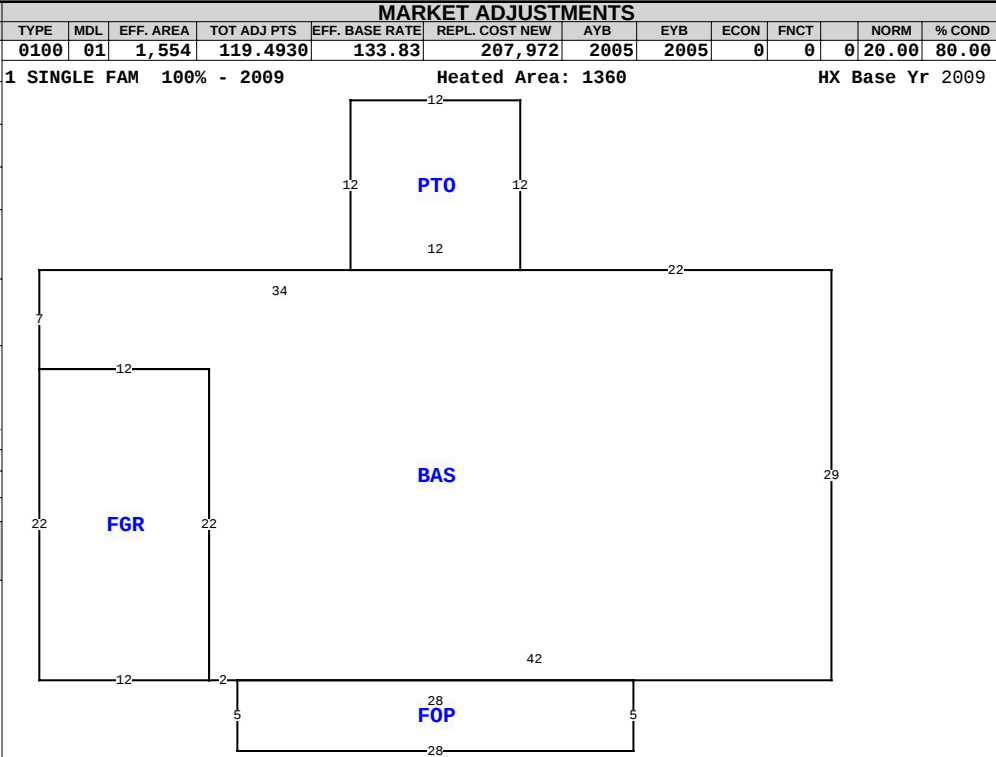
NEIGHBORHOOD/LOC	3417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100		1,360	145,607
FGR	264	55		145	15,524
FOP	140	30		42	4,497
PTO	144	5		7	750

TOTALS	1,908			1,554	166,378
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	10	54	540.00	UT	2.00	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00



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

L N	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	10	54	540.00	UT	2.00	2.00	100	2005	2005	3	100	1,080	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,000	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

TOTAL OB/XF										3,680						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,378	
TOTAL MARKET OB/XF VALUE		3,680	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		188,558	
SOH/AGL Deduction		61,941	
ASSESSED VALUE		126,617	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		75,895	
TOTAL JUST VALUE		188,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048450	Roof Replacement	16,500	10/19/2023
22756	SFR	418	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1160/1707	10/14/2008	WD	Q	I		130,000
GRANTOR: JODY SEXTON						
GRANTEE:TIMOTHY WIGGINS JR						
1111/0436	2/07/2007	QC	Q	I	01	100
GRANTOR: MARGARET SEXTON						
GRANTEE: JODY DARREN SEXTON						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W22 PTO= N12 W12 S12 E12\$ W34 S7 FGR= S22 E12 N22 W12\$ E12 S22 E2 FOP= S5 E28 N5 W28\$ E42 N29 \$.									