LOT 8 SUZANNE S/D UNIT 5.
ORB 617-665, 696-191, 747-1840
762-1055, 763-676, (DC 1248-

WOODWORTH JACOB
196 SE WILDERNESS DR
LAKE CITY, FL 32025

2025

03-4S-17-07570-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

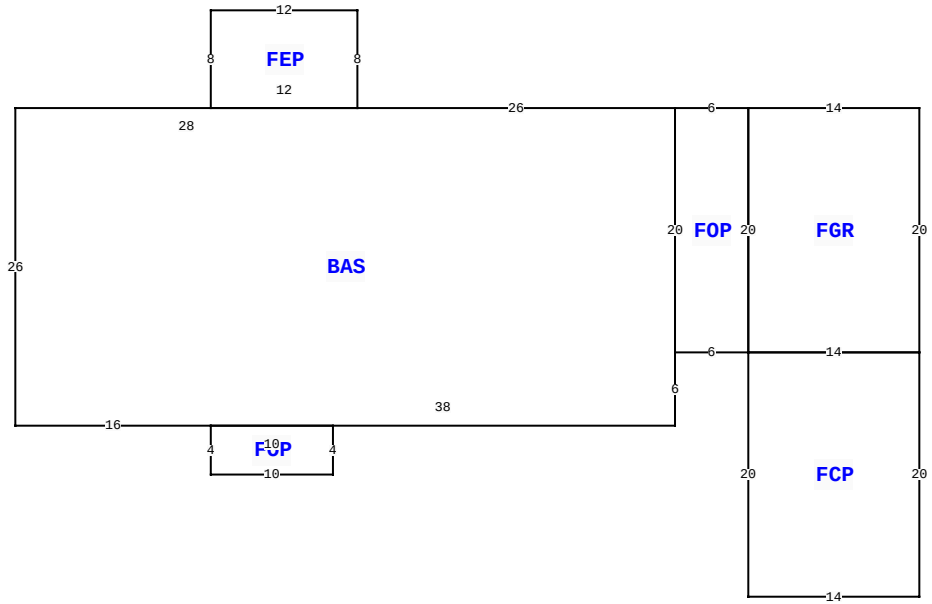
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	119,814
FCP	280	25		70	5,974
FEP	96	80		77	6,571
FGR	280	55		154	13,142
FOP	40	30		12	1,024
FOP	120	30		36	3,072
TOTALS	2,220			1,753	149,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	115.4440	129.30	226,663	1990	1990	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2016 Heated Area: 1404 HX Base Yr 2016



196 SE WILDERNESS DR, 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		149,598
TOTAL MARKET OB/XF VALUE		1,909
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		170,007
SOH/AGL Deduction		63,366
ASSESSED VALUE		106,641
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,919
TOTAL JUST VALUE		170,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10060	GARAGE	70	08/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/2305	4/09/2015	WD	Q	I	01	103,000
GRANTOR: CALVIN C & NANCY L PE						
GRANTEE: JACOB WOODWORTH						
1285/0476	11/24/2014	WD	U	I	11	100
GRANTOR: CALVIN C PETTIE						
GRANTEE: CALVIN C PETTIE & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FEP= N8 W12 S8 E12$ W28 S26 E16 FOP= S4 E10 N4W10$ E38 N6 FOP= E6 FCP= S20E14 N20 W14$ FGR= E14 N20 W14 S20$ N20 W6 S20$ N20$.

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	18	44	792.00	UT	1.40	1.40	100	0	0	3	100	1,109	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,909

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/25/2025 BY SYS