LOT 14 SUZANNE S/D UNIT 5.

ORB 662-147, 687-46, 933-024, 93

PRUITT HARRY R JR/PRUITT PHYLLIS A
175 SE WILDERNESS DR
LAKE CITY, FL 32025

2026

03-4S-17-07570-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

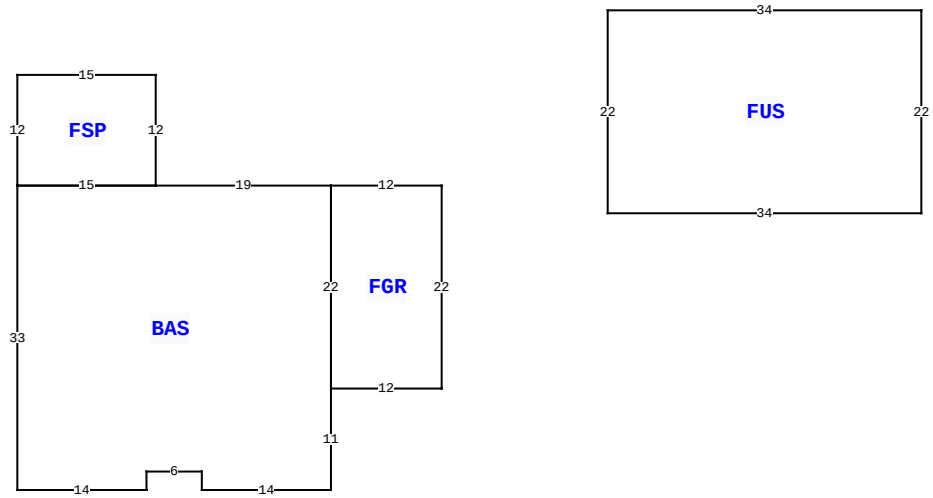
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	1,110	100		1,110	93,074
FGR	264	55		145	12,158
FSP	180	40		72	6,037
FUS	748	100		748	62,720
TOTALS	2,302			2,075	173,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	115.1766	129.00	267,675	1986	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1858 HX Base Yr 2005



175 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		173,989
TOTAL MARKET OB/XF VALUE		6,076
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		198,565
SOH/AGL Deduction		65,202
ASSESSED VALUE		133,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,641
TOTAL JUST VALUE		198,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1017/1327	6/02/2004	WD	Q	I		114,900
GRANTOR: GARY L & DANA L KLIEN						
GRANTEE: HARRY R JR & PHYLLI						
0938/0203	10/09/2001	WD	Q	I	03	88,000
GRANTOR: CENDANT MOBILITY SERV						
GRANTEE: GARY L & DANA L KLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 W15 S33 E14 N2 E6 S2 E14 N11 N22 $
FUS=[ORIG=64,3] N22 W34 S22 E34 $
FGR=[ORIG=0,22] E12 N22 W12 S22 $
FSP=[ORIG=-19,0] N12 W15 S12 E15 $
.

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	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	12	16	192.00	UT	3.00	3.00	100	0	0	3	100	576	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,076

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 11/19/2025 BY SYS