LOT 15 SUZANNE S/D UNIT 5.
575-509, 750-409, 809-2224, LE 1

DOOLEY RANDALL ALAN
199 SE WILDERNESS DR
LAKE CITY, FL 32025

2025

03-4S-17-07570-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

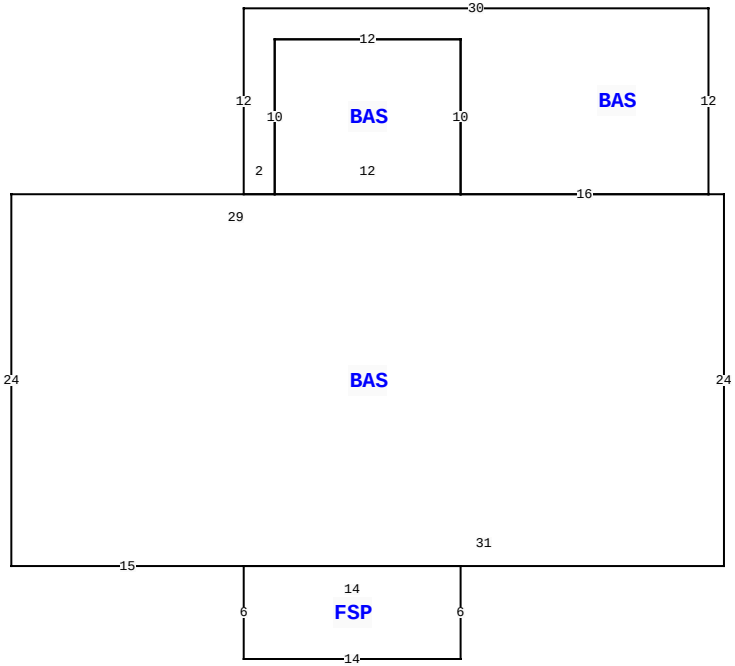
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	120	100		120	9,816
BAS	240	100		240	19,633
BAS	1,104	100		1,104	90,310
FSP	84	40		34	2,781
TOTALS	1,548			1,498	122,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	112.3650	125.85	188,523	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1464 HX Base Yr 1996



199 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		122,540
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		144,090
SOH/AGL Deduction		55,209
ASSESSED VALUE		88,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,159
TOTAL JUST VALUE		144,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15317	ADDN SFR	80	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/1713	4/08/2025	LE	U	I	14	100
GRANTOR: DOOLEY RANDALL ALAN (						
GRANTEE: DOOLEY STEVEN ALAN						
1536/1194	3/25/2025	LE	U	I	14	100
GRANTOR: DOOLEY RANDALL ALAN (						
GRANTEE: DOLLEY STEVEN ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 BAS= N12 W30 S12 E2 N10 E12 S10 E16$ W16 BAS= N10 W12 S10 E12$ W29 S24 E15 FSP= S6 E14 N6 W14$ E31 N24$.

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	800	
2	0294	SHED WOOD/	0	100	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	1999	1999	3	50	750	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,050

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 08/22/2025 BY SYS