BEG AT THE NW COR OF LOT 24 SUZA
THENCE RUN S 14 DEG E 435.03 FT
GOLDE CIR, THENCE N 36 DEG E ALO

GRANTHAM WILEY IV/GRANTHAM KELLY ANN
193 SE CAROB GLN
LAKE CITY, FL 32025

2026

03-4S-17-07570-924

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

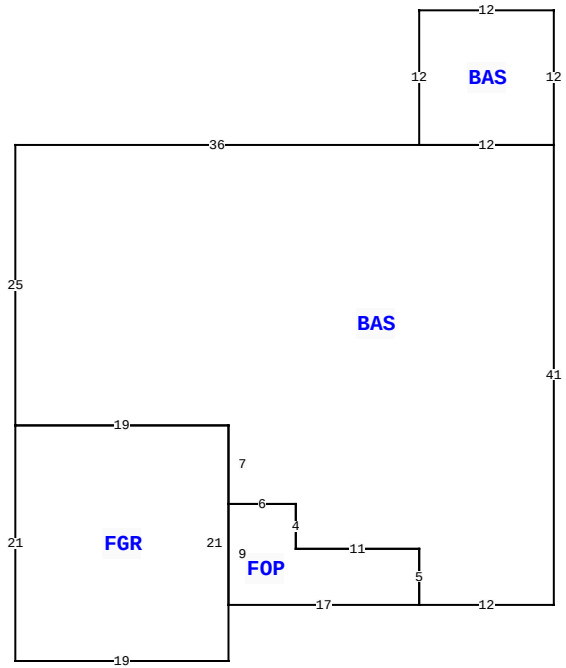
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	16,460
BAS	1,555	100		1,555	177,748
FGR	399	55		219	25,033
FOP	109	30		33	3,772
TOTALS	2,207			1,951	223,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	125.9973	141.12	275,325	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2022 Heated Area: 1699 HX Base Yr



193 SE CAROB GLN, 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	223,013
TOTAL MARKET OB/XF VALUE	2,705
TOTAL LAND VALUE - MARKET	23,125
TOTAL MARKET VALUE	248,843
SOH/AGL Deduction	0
ASSESSED VALUE	248,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,843
TOTAL JUST VALUE	248,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1436/1008	4/28/2021	WD	Q	I	01	212,000
GRANTOR: WILSON JEFFREY DONALD						
GRANTEE: GRANTHAM WILEY IV						
1358/2778	4/26/2018	WD	Q	I	01	165,000
GRANTOR: DUSTIN & WHITNEY DUCK						
GRANTEE: JEFFREY D WISON & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S25 FGR= S21 E19 N21 W19$ E19 S7 FOP= S9 E17 N5 W11 N4 W6$ E6 S4 E11 S5 E12 N41 BAS= N12 W12 S12 E12$ W12$.

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	0	0	0	922.00	UT	2.50	2.50	100	2006	2006	3	100	2,305	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,705

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.64 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 10/03/2025 BY SYS