LOT 4 BLOCK 1 LAKE FOREST S/D
UNIT 2.

WILSON JAMES M
823 SW VALLEY WAY
LAKE CITY, FL 32025

2026

06-4S-17-07877-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

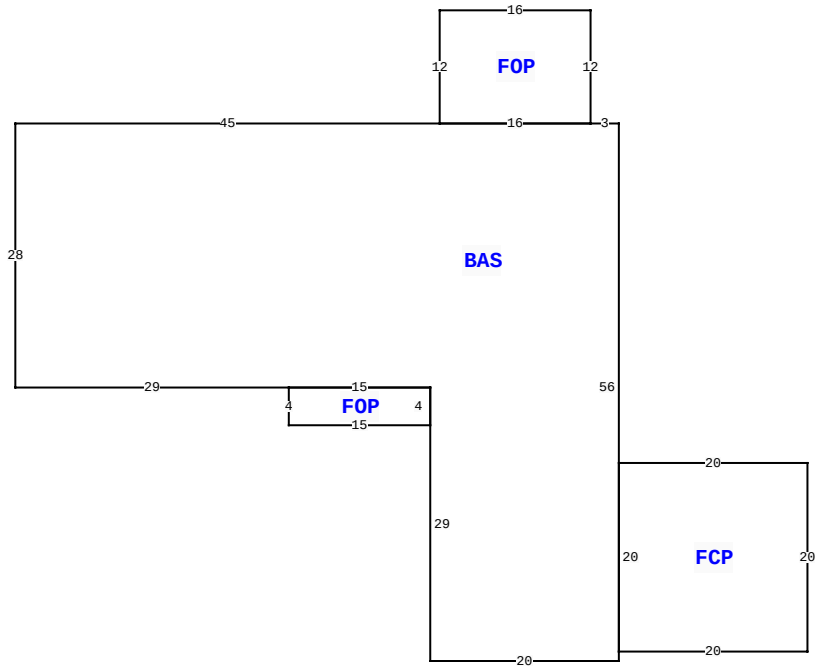
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100		2,372	199,016
FCP	400	25		100	8,390
FOP	60	30		18	1,510
FOP	192	30		58	4,867
TOTALS	3,024			2,548	213,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,548	115.2480	129.08	328,896	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 2372 HX Base Yr 1996



823 SW VALLEY WAY, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		213,782
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		234,982
SOH/AGL Deduction		106,807
ASSESSED VALUE		128,175
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,453
TOTAL JUST VALUE		234,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0812/2125	10/30/1995	WD	Q	I		85,000
GRANTOR: JAMES H III & CAROL J						
GRANTEE: JAMES M WILSON						
0783/1946	12/16/1993	WD	Q	I		73,000
GRANTOR: REX RODEN						
GRANTEE: JAMES MCCLELLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S28 E29 FOP= S4 E15N4 W15$ E15 S29 E20 N1 FCP= E20 N20 W20 S20$ N56 W3 FOP= N12 W16 S12 E16$ W16$.

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	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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-2	200.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS