

COMM NW COR OF NE1/4 OF SE1/4,
RUN W 103.13 FT, S 393.40 FT
FOR POB, CONT S 874.28 FT TO

WIGGS WAYNE M/WIGGS LUANN M
361 SW NORMA JEAN GLN
LAKE CITY, FL 32024

2026

06-6S-17-09615-008



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																						
Exterior Wall	31	VINYL SID 100	0201	02	2,052	116.6000	109.60	224,899	2016	2016	0	0	0	18.00	82.00	VALUATION BY STANDARD																																					
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2017														Heated Area: 2052												HX Base Yr 2017																								
Roof Cover	03	COMP SHNGL 100	BAS																																																		
Interior Wall	05	DRYWALL 100																																																			
Interior Floo	12	HARDWOOD 90																																																			
Interior Floo	08	SHT VINYL 10																																																			
Air Condition	03	CENTRAL 100																																																			
Heating Type	04	AIR DUCTED 100																																																			
Bedrooms		3 100																																																			
Bathrooms		2 100																																																			
Stories	1.	1. 100																																																			
Architctual Units	01	CONV 100 0 100																																																			
Quality 05 05																																																					
DOR CODE 5000IMPROVED AG																																																					
MAP NUM			MKT AREA			02																																															
NEIGHBORHOOD/LOC			6617.00			1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	2,052	100		2,052	184,417																																																
TOTALS			2,052		2,052	184,417																																															
EXTRA FEATURES						361 SW NORMA JEAN GLN, LAKE CITY												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												04/07/2025 MLU											
L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000																																					
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600																																					
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																																					
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200																																					
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																					
6	0031	BARN,MT AE	0	100	18	25	450.00	UT	11.00	11.00	100	2017	2017	3	100	4,950																																					
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400																																					
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400																																					
TOTAL OB/XF																		15,850																																			
LAND DESCRIPTION																		TOTAL OB/XF										15,850																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595																																				
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537																																				
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,070																																				
REVIEW DATE 10/03/2017 BY DF Total Acres: 10.07 Total Land Value: 12,132 Market: 86,070 Agricultural: 2,537 Common: 9,595 PRINTED 10/03/2025 BY SYS																																																					