

WILSON CLIFTON WILLIAM JR
1591 NW HAMP FARMER RD
LAKE CITY, FL 32055

2026

07-2S-17-04678-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 06 BD/BATTEN 100										0100 01 1,171 104.3100 116.83 136,808 2005 2005 0 10 25.00 65.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										2 SINGLE FAM 100% - 1999 Heated Area: 816 HX Base Yr 1999										BUILDING MARKET VALUE 88,925									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 16,078									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 115,500									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 116,531									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 31,082									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 85,449									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 1 100																				BASE TAXABLE VALUE 34,727									
Bathrooms 1 100																				TOTAL JUST VALUE 220,503									
Frame 01 NONE 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 222,213									
Units 0 100																													
Kitchen Adjus 01 01 100																													
Quality 04 04																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 7217.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 816 100 816 61,966																													
UEP 304 60 182 13,821																													
UST 384 45 173 13,138																													
TOTALS 1,504 1,171 88,925																													
EXTRA FEATURES										1589 NW HAMP FARMER RD, LAKE CITY																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU																			
1 0040 BARN,POLE 0 100 24 36 1.00 UT 0.00 0.00 100 0 0 3 100 800																													
2 0040 BARN,POLE 0 100 24 36 1.00 UT 0.00 0.00 100 0 0 3 100 800																													
3 0294 SHED WOOD/ 0 100 14 18 1.00 UT 0.00 0.00 100 0 0 3 100 300																													
4 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 50																													
5 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 300																													
6 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000																													
7 0285 SALVAGE 0 100 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 300																													
8 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000																													
9 0060 CARPORT F 0 100 24 24 576.00 UT 3.50 3.50 50 2010 2010 3 50 1,008																													
10 0261 PRCH, UOP 0 100 10 24 240.00 UT 7.00 7.00 50 2010 2010 3 50 840																													
LAND DESCRIPTION										TOTAL OB/XF 14,398																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 1.00 AC 1.00 1.00 1.00 3,500.00 3,500.00 3,500																													
2 5600 A TIMBER 3 0 A-1 0.00 0.00 28.00 AC 1.00 1.00 1.00 281.00 281.00 7,868																													
3 5910 A SWAMP/CYPRES 0 A-1 0.00 0.00 4.00 AC 1.00 1.00 1.00 40.00 40.00 160																													
4 9910 M MKT.VAL.AG 0 A-1 0.00 0.00 32.00 AC 1.00 1.00 1.00 3,500.00 3,500.00 112,000																													
REVIEW DATE 07/24/2015 BY DF										Total Acres: 33.00 Total Land Value: 11,528 Market: 112,000 Agricultural: 8,028 Common: 3,500										PRINTED 11/20/2025 BY SYS									

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