BEG SW COR BLOCK 7 LAKESIDE HEIG
RUN E 130 FT FOR POB. RUN N 200
FT S 200 FT, W 80 FT TO POB. BEI

WOGAMON THEODORE M
161 SW MICHIGAN ST
LAKE CITY, FL 32025

2026

08-4S-17-08249-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

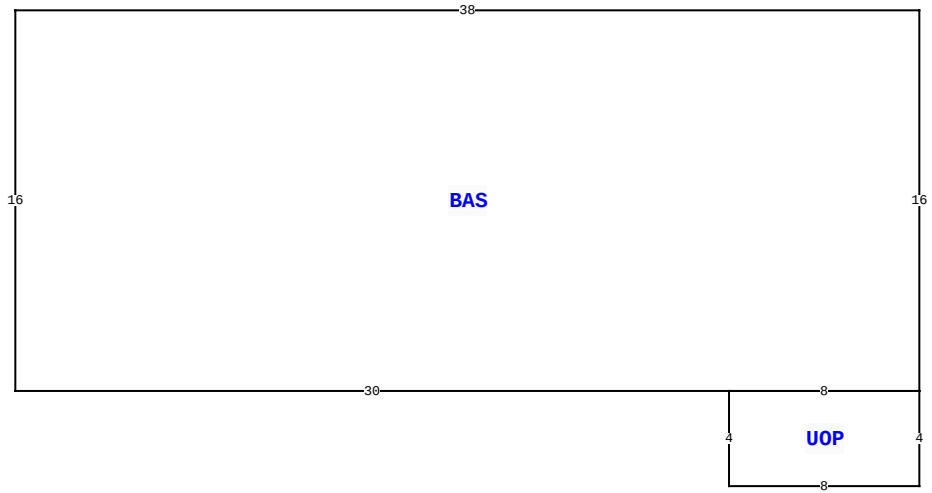
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100		608	55,364
UOP	32	20		6	547
TOTALS	640			614	55,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	614	125.0800	140.09	86,015	1990	1990	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2021 Heated Area: 608 HX Base Yr 2021



161 SW MICHIGAN ST, 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		55,910
TOTAL MARKET OB/XF VALUE		590
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		84,250
SOH/AGL Deduction		20,142
ASSESSED VALUE		64,108
TOTAL EXEMPTION VALUE	HX HB	39,108
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		84,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045237	Remodel	4,752	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/2319	1/06/2020	WD	U	I	16	32,500
GRANTOR: JEFFERY & DONNA HAPGO						
GRANTEE: THEODORE M WOGAMON						
1402/2317	1/06/2020	WD	U	I	16	32,500
GRANTOR: STANLEY GRAY						
GRANTEE: THEODORE M WOGAMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S16 E30 UOP= S4 E8N4 W8$ E8 N16$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 590

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		00	0.00	0.00	1.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	27,750							

REVIEW DATE 12/05/2022 BY TW Total Acres: 0.36 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/17/2025 BY SYS