

BEG SW COR OF E1/2 OF SW1/4 OF S
331.22 FT, N 300 FT, E 231.22 FT
W 231.22 FT, N 40 DEG W 515.82 F

WILBUR DOUGLAS J
511 NE 33 CT
POMPANO BEACH, FL 33064

2026

09-4S-17-08301-031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,337
TOTALS	924			924	21,337

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00
2	0031	BARN, MT AE	0	0	24	32	768.00	UT	9.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.48

REVIEW DATE 04/11/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	924	96.2100	57.73	53,343	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr													
14 BAS 6614													
465 SE GATOR LN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/09/2025 MLU													

TOTAL OB/XF													
10,412													

TOTAL OB/XF													
10,412													

Total Acres: 10.48 Total Land Value: 28,296 Market: 0 Agricultural: 0 Common: 28,296

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		21,337	
TOTAL MARKET OB/XF VALUE		10,412	
TOTAL LAND VALUE - MARKET		28,296	
TOTAL MARKET VALUE		60,045	
SOH/AGL Deduction		5,815	
ASSESSED VALUE		54,230	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		54,230	
TOTAL JUST VALUE		60,045	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		60,045	

SALE:2:1: 11.19 AC @ 2000 PER ACRE.
SALE:1:1: 10.21 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8638	M H	125	07/26/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1419/0172	8/14/2020	WD	U	I	37
GRANTOR:WAYNE MILLER & ETAL					27,500
GRANTEE:DOUGLAS J WILBUR					
1419/0171	8/14/2020	PR	U	I	19
GRANTOR:WAYNE MILLER					27,500
GRANTEE:DOUGLAS J WILBUR					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W66 S14 E66 N14\$.									

PRINTED 11/21/2025 BY SYS