NW1/4 OF NW1/4 EX THE W 8.27 AC
& EX 4.67 AC DESC ORB 505-358 &
ORB 1245-2759.

REED PATRICIA E/KING WILLIAM
787 SW WINGATE ST
LAKE CITY, FL 32024

2026

10-5S-16-03519-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

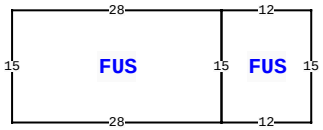
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

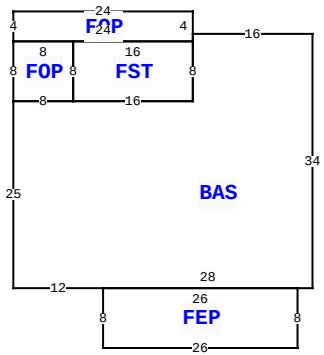
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	99,256
FEP	208	80		166	14,403
FOP	64	30		19	1,648
FOP	96	30		29	2,516
FST	128	55		70	6,074
FUS	180	100		180	15,617
FUS	420	100		420	36,440
TOTALS	2,240			2,028	175,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	119.1750	133.48	270,697	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1744 HX Base Yr





787 SW WINGATE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,953
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		84,420
TOTAL MARKET VALUE		190,100
SOH/AGL Deduction		113,427
ASSESSED VALUE		76,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,951
TOTAL JUST VALUE		264,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15412	M H	125	04/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/787	3/12/2021	WD	U	I	11	100
GRANTOR: REED PATRICIA E						
GRANTEE: KING WILLIAM						
1228/2671	1/30/2012	WD	U	I	14	100
GRANTOR: PATRICIA ELAINE REED						
GRANTEE: BARBARA JERNIGAN BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S1 FOP= N4 W24 S4 E24$ FST= W16 S8 E16 N8$ S8 W16
FOP= N8 W8 S8 E8$ W8 S25 E12 FEP= S8 E26 N8 W26$ E28 N34$
PTR=N30 FUS= N15 W28 S15 E28$ FUS= E12 N15 W12 S15$ S30$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2006	2006	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,050

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.06	AC		1.00	1.00	1.00	280.00	280.00	3,097							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	77,420							

REVIEW DATE 09/04/2019 BY BC Total Acres: 12.06 Total Land Value: 10,097 Market: 77,420 Agricultural: 3,097 Common: 7,000 PRINTED 11/20/2025 BY SYS