

LOT 9, BLOCK B, OAKHAVEN S/D.
566-237, 596-540, 803-994, 803-9

LYONS KENNETH D
189 NW WILDFLOWER LN
LAKE CITY, FL 32055

2025

12-3S-15-00167-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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 07 07

DOR CODE 0100SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 12315.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	42,377
BAS	1,824	100		1,824	184,037
FOP	40	30		12	1,211
FOP	44	30		13	1,312
FSP	784	40		314	31,681
UGR	725	45		326	32,892

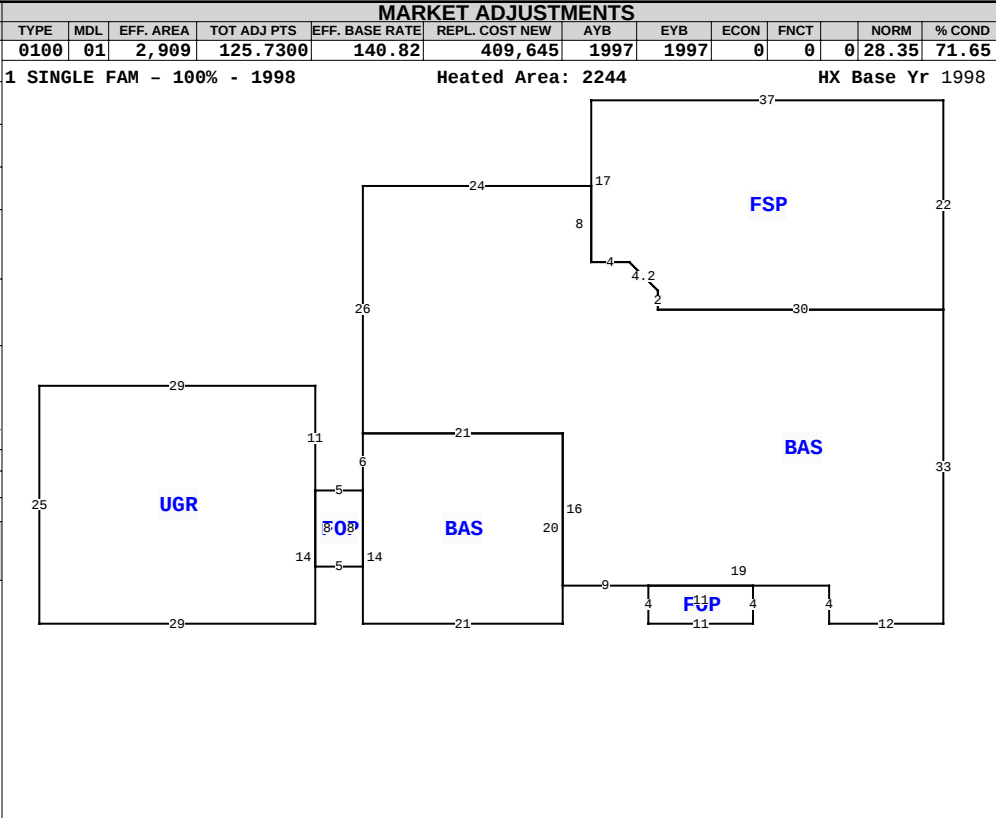
TOTALS 3,837 2,909 293,511

EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	719.00	UT	1.50	1.50	100	1997	1997	3	100	1,079	
2	0166	CONC, PAVMT	0 100	20	20	400.00	UT	1.50	1.50	100	1999	1999	3	100	600	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



189 NW WILDFLOWER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY															PAGE 1 of 1	3
VALUATION SUMMARY																
VALUATION BY															STANDARD	
Tax Group: 3															Tax Dist:	
BUILDING MARKET VALUE															293,511	
TOTAL MARKET OB/XF VALUE															3,179	
TOTAL LAND VALUE - MARKET															55,000	
TOTAL MARKET VALUE															351,690	
SOH/AGL Deduction															127,585	
ASSESSED VALUE															224,105	
TOTAL EXEMPTION VALUE															55,722	
BASE TAXABLE VALUE															168,383	
TOTAL JUST VALUE															351,690	
NCON VALUE															0	
INCOME VALUE																
PREVIOUS YEAR MKT VALUE															332,380	
PERMIT NUM															ISSUED	
DESCRIPTION															AMT	
000046046															12/06/2022	
15083															02/16/1999	
12047															01/16/1997	
SALES DATA																
OFF RECORD Number															DATE	
1528/1992															11/27/2024	
TYPE INST															Q U	
V I															I	
RSN CD															14	
SALE PRICE															100	
GRANTOR: LYONS KENNETH D (ENH																
GRANTEE: LYONS KIRK ANTHONY(																
0803/0994															3/22/1995	
WD Q V															21,500	
GRANTOR: TED R & CAROL J CAMPB																
GRANTEE: KENNETH D & LINDA A																
BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W24 S26 BAS= S6 FOP= W5 UGR= N11 W29 S25 E29 N14\$ S8 E5																
N8\$ S14 E21 N20 W21\$ E21 S16 E9 FOP= S4 E11 N4 W11\$ E19 S4																
E12 N33 FSP= N22 W37 S17 E4 R3 D3 S2 E30\$ W30 N2 U3 L3 W4																
N8\$.																