

BRECHEEN CONNIE S
152 NW WILDFLOWER LN
LAKE CITY, FL 32055

2026

[illegible]

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LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
CONSTRUCTION										VALUATION SUMMARY										3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
ELEMENT		CD		08		WD OR PLY 100		8600		01		961		55.0000		15.40		14,799		1997		1997		0		0		0		40.00		60.00		VALUATION BY		STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Exterior Wall		03		GABLE/HIP 100		2		BARN		0%		- 2003		Heated Area: 864		HX Base Yr 2003		Tax Group: 3		Tax Dist:		292,804		29,770		55,000		377,574		124,591		252,983		50,722		202,261		377,574		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		381,961																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Roof Structur		03		COMP SHNGL 100		01		MINIMUM 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		02		WOOD FRAME 100		1.		1. 100		05		05		0100		SINGLE FAMILY		MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		12315.020		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		864		100		864		7,984		FOP		324		30		97		896		TOTALS		1,188		961		8,879		EXTRA FEATURES		152 NW WILDFLOWER LN, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BUILDING NOTES		BUILDING DIMENSIONS		BAS= W36 S24 FOP= S9 E36 N9 W36\$ E36 N24\$.		REVIEW DATE		04/21/2022		BY		JS		Total Acres: 4.15		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 11/18/2025 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																											
Interior Wall		03		GABLE/HIP 100		01		MINIMUM 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		02		WOOD FRAME 100		1.		1. 100		05		05		0100		SINGLE FAMILY		MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		12315.020		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		864		100		864		7,984		FOP		324		30		97		896		TOTALS		1,188		961		8,879		EXTRA FEATURES		152 NW WILDFLOWER LN, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BUILDING NOTES		BUILDING DIMENSIONS		BAS= W36 S24 FOP= S9 E36 N9 W36\$ E36 N24\$.		REVIEW DATE		04/21/2022		BY		JS		Total Acres: 4.15		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 11/18/2025 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																											
Interior Floo		03		GABLE/HIP 100		01		MINIMUM 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		02		WOOD FRAME 100		1.		1. 100		05		05		0100		SINGLE FAMILY		MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		12315.020		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		864		100		864		7,984		FOP		324		30		97		896		TOTALS		1,188		961		8,879		EXTRA FEATURES		152 NW WILDFLOWER LN, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BUILDING NOTES		BUILDING DIMENSIONS		BAS= W36 S24 FOP= S9 E36 N9 W36\$ E36 N24\$.		REVIEW DATE		04/21/2022		BY		JS		Total Acres: 4.15		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 11/18/2025 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																											
Air Condition		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		0		100		02		WOOD FRAME 100		1.		1. 100		05		05		0100		SINGLE FAMILY		MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		12315.020		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		864		100		864		7,984		FOP		324		30		97		896		TOTALS		1,188		961		8,879		EXTRA FEATURES		152 NW WILDFLOWER LN, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BUILDING NOTES		BUILDING DIMENSIONS		BAS= W36 S24 FOP= S9 E36 N9 W36\$ E36 N24\$.		REVIEW DATE		04/21/2022		BY		JS		Total Acres: 4.15		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 11/18/2025 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																											
Heating Type		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		0		100		02		WOOD FRAME 100		1.		1. 100		05		05		0100		SINGLE FAMILY		MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		12315.020		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		864		100		864		7,984		FOP		324		30		97		896		TOTALS		1,188		961		8,879		EXTRA FEATURES		152 NW WILDFLOWER LN, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BUILDING NOTES		BUILDING DIMENSIONS		BAS= W36 S24 FOP= S9 E36 N9 W36\$ E36 N24\$.		REVIEW DATE		04/21/2022		BY		JS		Total Acres: 4.15		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 11/18/2025 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																											
Bedrooms		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		0		100		02		WOOD FRAME 100		1.		1. 100		05		05		0100		SINGLE FAMILY		MAP NUM		MKT AREA		01		NEIGHBORHOOD/LOC		12315.020		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		864		100		864		7,984		FOP		324		30		97		896		TOTALS		1,188		961		8,879		EXTRA FEATURES		152 NW WILDFLOWER LN, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BUILDING NOTES		BUILDING DIMENSIONS		BAS= W36 S24 FOP= S9 E36 N9 W36\$ E36 N24\$.		REVIEW DATE		04/21/2022		BY		JS		Total Acres: 4.15		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 11/18/2025 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																											
Bathrooms		02		WOOD FRAME 100		1.		1. 100		05		CONV 100		0		100		03		03 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01		01 100		01			