BEG AT INTERS OF E R/W OF OLD WI
OF SEC, RUN S 884.16 FT, E 795 F
135 FT, N 334.16 FT, W 660 FT TO

WILLIAMS SYLVIA REVOCABLE TR
769 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

13-5S-16-03604-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

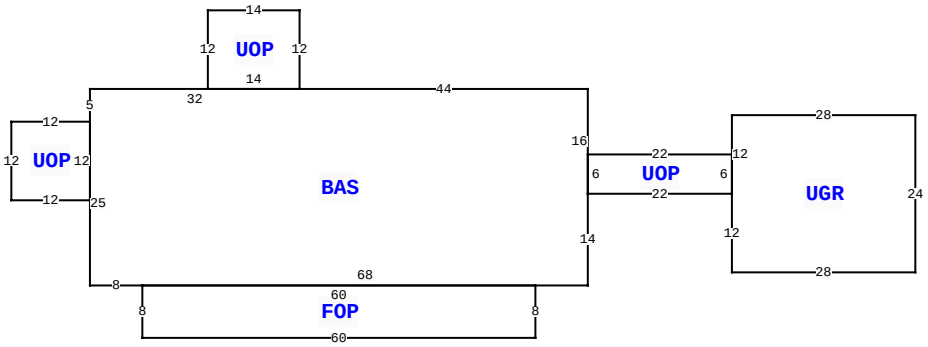
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	131,306
FOP	480	30		144	8,293
UGR	672	45		302	17,392
UOP	132	20		26	1,497
UOP	144	20		29	1,670
UOP	168	20		34	1,958
TOTALS	3,876			2,815	162,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,815	113.8100	104.71	294,759	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2008 Heated Area: 2280 HX Base Yr 2008



769 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,117
TOTAL MARKET OB/XF VALUE		46,609
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		220,510
SOH/AGL Deduction		33,565
ASSESSED VALUE		186,945
TOTAL EXEMPTION VALUE	98 HX HB	186,945
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052277	Roof Replacement	36,518	03/10/2025
35305	M H	532	05/11/2017
25684	SFR	275	04/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0558	2/07/2019	WD	P	I	98	100
GRANTOR: SYLVIA JACKSON WILLIA						
GRANTEE: CODY D WILLIAMS & L						
1370/2576	10/15/2018	WD	U	I	11	100
GRANTOR: SYLVIA JACKSON WILLIA						
GRANTEE: SYLVIA WILLIAMS REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= N12 W14 S12 E14$ W32 S5 UOP= W12 S12 E12 N12$ S25E8 FOP= S8 E60 N8 W60$ E68 N14 UOP= E22 UGR= S12 E28 N24 W28 S12$ N6 W22 S6$ 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	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	15.00	15.00	100	2007	2007	3	100	36,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	120.00	UT	11.00	11.00	100	2009	2009	3	100	1,320	
4	0166	CONC,PAVMT	0	100	0	0	484.00	UT	2.25	2.25	100	2009	2009	3	100	1,089	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 46,609

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	445.00	445.00	1,784							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 09/23/2019 BY BC Total Acres: 5.01 Total Land Value: 11,784 Market: 40,100 Agricultural: 1,784 Common: 10,000 PRINTED 11/18/2025 BY SYS