

BEG SE COR OF NW1/4 OF SEC. RUN
W 1295.71 FT TO E R/W SR 133, S
FT, SW 809.07 FT, E 1910.14 FT,

WILSON JOHN GARY/WILSON PATRICIA L
P O BOX 2061
LAKE CITY, FL 32056

2026

15-4S-17-08359-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality 05 05

DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 15417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100		812	93,038
BAS	2,644	100		2,644	302,946
FOP	288	30		86	9,854
FOP	408	30		122	13,978
FOP	450	30		135	15,468
UDU	480	55		264	30,248

TOTALS 5,082 4,063 465,533

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	0040	BARN, POLE	0 100	36 100	5,040.00	UT	3.00	3.00	100	2001	2001	3	100	15,120	
2	0260	PAVEMENT-A	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0060	CARPORT F	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0180	FPLC 1STRY	0 100	0 0	2.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	4,000	
10	0280	POOL R/CON	0 100	14 30	420.00	UT	70.00	70.00	100	2014	2014	3	76	22,344	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		RSF-2	0.00	0.00	50.12	AC		1.00	1.00	1.00	281.00	281.00	14,084							
3	6200	A	PASTURE 3	0		RSF-2	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
4	9910	M	MKT. VAL. AG	0		RSF-2	0.00	0.00	57.12	AC		1.00	1.00	1.00	5,000.00	5,000.00	285,600							

REVIEW DATE 04/25/2017 BY BC

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,063	114.9500	128.74	523,071	2014	2014	0	0	0	11.00
1 SINGLE FAM 100% - 2015											
Heated Area: 3456											
HX Base Yr 2015											
30 16 UDU 16 30 15 FOP 15 30											
24 4 16 34 14 12 FOP 12 34 41 50 36 FOP 36 8 28 10 29 28 29 BAS BAS											

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