W1/2 OF LOT 48 & E 50 FT OF LOT
UNIT 2.

WILSON MILLARD R
172 SW GOOSE PL
LAKE CITY, FL 32024

2026

15-5S-16-03626-048

BUILDING CHARACTERISTICS

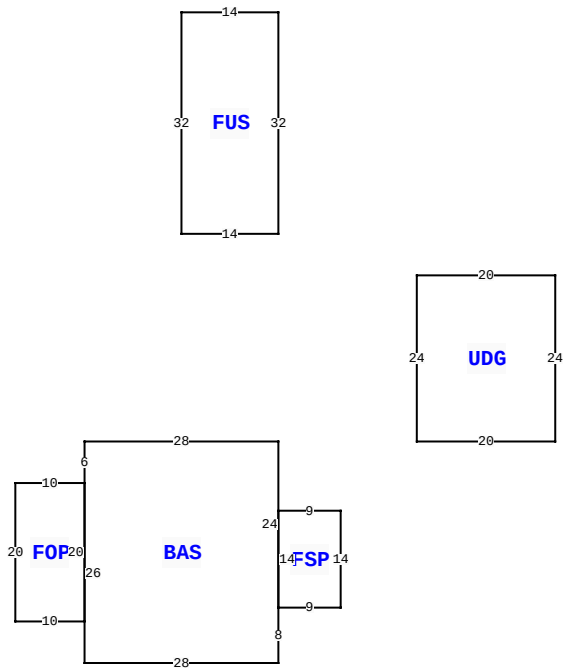
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	73,161
FOP	200	30		60	4,899
FSP	126	40		50	4,083
FUS	448	100		448	36,581
UDG	480	55		264	21,557
TOTALS	2,150			1,718	140,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	112.1610	125.62	215,815	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1344 HX Base Yr



172 SW GOOSE PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,280
TOTAL MARKET OB/XF VALUE		3,450
TOTAL LAND VALUE - MARKET		20,300
TOTAL MARKET VALUE		164,030
SOH/AGL Deduction		76,771
ASSESSED VALUE		87,259
TOTAL EXEMPTION VALUE	HX HB SX WR	87,259
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		164,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20500	M H	125	03/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/1649	2/18/2014	LE	U	I	30	100
GRANTOR: MILLARD R WILSON (RES						
GRANTEE: MELANIE GAYLE WILSO						
0773/1824	4/16/1993	WD	Q	I		50,000
GRANTOR: ALBERT GOSNELL						
GRANTEE: MILLARD R WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S6 FOP= W10 S20 E10N20$ S26 E28 N8 FSP= E9 N14 W9 S14$ N24$ PTR=N30 FUS= N32W14 S32 E14$ S30 PTR=E20 UDG= E20 N24 W20 S24$ W20$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0251	LEAN TO W/	0	100	10	20	200.00	UT	3.00	3.00	50	2002	2002	3	50	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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			0.00	0.00	1.45	AC		1.00	1.00	1.00	14,000.00	14,000.00	20,300							

REVIEW DATE 10/08/2019 BY BC Total Acres: 1.45 Total Land Value: 20,300 Market: 0 Agricultural: 0 Common: 20,300 PRINTED 11/20/2025 BY SYS