NW1/4 OF SW1/4 OF NW1/4.

443-719, 532-575, FJ 1009-2949,

WILSON MARY ANN
2199 NE OMAR TER
LAKE CITY, FL 32055

2026

16-1S-17-04524-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

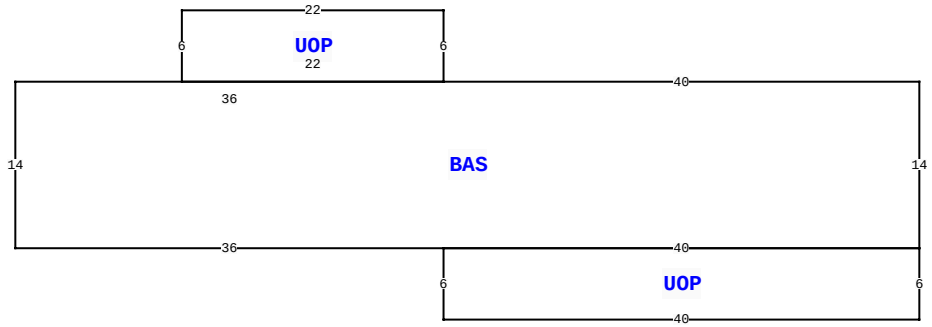
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	16117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	22,778
UOP	132	25		33	706
UOP	240	25		60	1,284
TOTALS	1,436			1,157	24,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,157	89.2050	53.52	61,923	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1064 HX Base Yr



2199 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,769
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	39,374
SOH/AGL Deduction	6,288
ASSESSED VALUE	33,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,086
TOTAL JUST VALUE	62,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,369

LAND:1:1: JOINS RE #04531-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26306	M H	453	10/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/2629	10/12/2011	WD	U	V	30	100
GRANTOR: GEORGE E ALFORD (RES						
GRANTEE: MARY ANN WILSON (RE						
1158/1400	9/16/2008	WD	Q	V	03	100
GRANTOR: WARREN E ALFORD						
GRANTEE: GEORGE ALFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N6 W22 S6 E22$ W36 S14 E36 UOP= S6 E40 N6 W40$ E40 N14$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	27,000							

REVIEW DATE 07/20/2015 BY DF Total Acres: 10.00 Total Land Value: 7,005 Market: 27,000 Agricultural: 4,005 Common: 3,000 PRINTED 10/17/2025 BY SYS