S1/2 OF NE1/4 OF NE1/4 & SE1/4
OF NE1/4, LYING N OF REGISTER RD

WILSON MARY ANN
457 NE NEEDMORE RD
LAKE CITY, FL 32055

2026

17-1S-17-04531-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

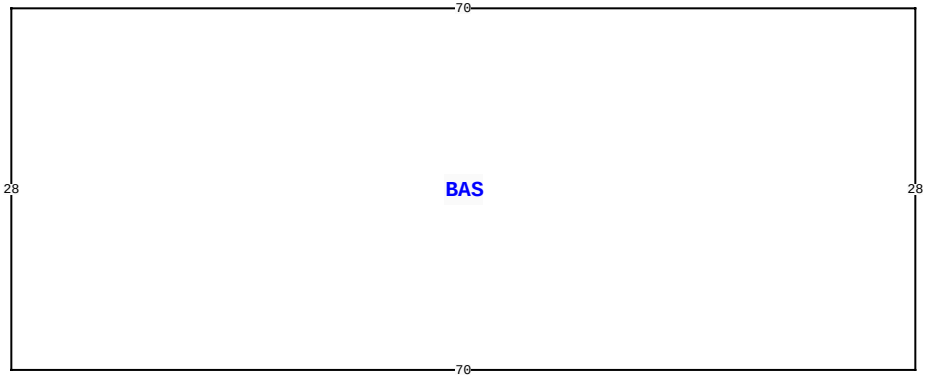
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	53,578
TOTALS	1,960			1,960	53,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,960	113.9000	68.34	133,946	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2019 Heated Area: 1960 HX Base Yr 2019



457 NE NEEDMORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,578
TOTAL MARKET OB/XF VALUE		14,040
TOTAL LAND VALUE - MARKET		175,230
TOTAL MARKET VALUE		84,876
SOH/AGL Deduction		27,835
ASSESSED VALUE		57,041
TOTAL EXEMPTION VALUE	HX HB	32,041
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		242,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22842	M H	250	02/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/2631	10/12/2011	WD	U	I	30	100
GRANTOR: GEORGE E ALFORD (RES						
GRANTEE: MARY A WILSON (REMA						
1158/1401	9/16/2008	WD	Q	I	03	100
GRANTOR: WARREN E ALFORD						
GRANTEE: GEORGE EDGAR ALFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S28 E70 N28$.

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	0011	BARN,BLK A	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	20	50	600.00	UT	5.00	5.00	100	1993	1993	3	100	3,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
4	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 14,040

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.94	AC		1.00	1.00	1.00	445.00	445.00	5,758							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.94	AC		1.00	1.00	1.00	4,500.00	4,500.00	170,730							

REVIEW DATE 12/29/2015 BY DF Total Acres: 38.94 Total Land Value: 17,258 Market: 170,730 Agricultural: 12,758 Common: 4,500 PRINTED 10/17/2025 BY SYS