

LOT 9 SOUTH POINTE S/D & ALSO BE
9, N 29.52 FT, W 368.69 FT, S 29
OF SAID LOT 9, E 368.68 FT TO PO

WILSON VIRGIL A SR
403 SW ADOBE POINT LN
LAKE CITY, FL 32024

2026

17-4S-16-03051-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 17416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	225,674
FGR	506	55		278	32,985
FOP	114	30		34	4,034
FSP	224	40		90	10,679

TOTALS 2,746 2,304 273,372

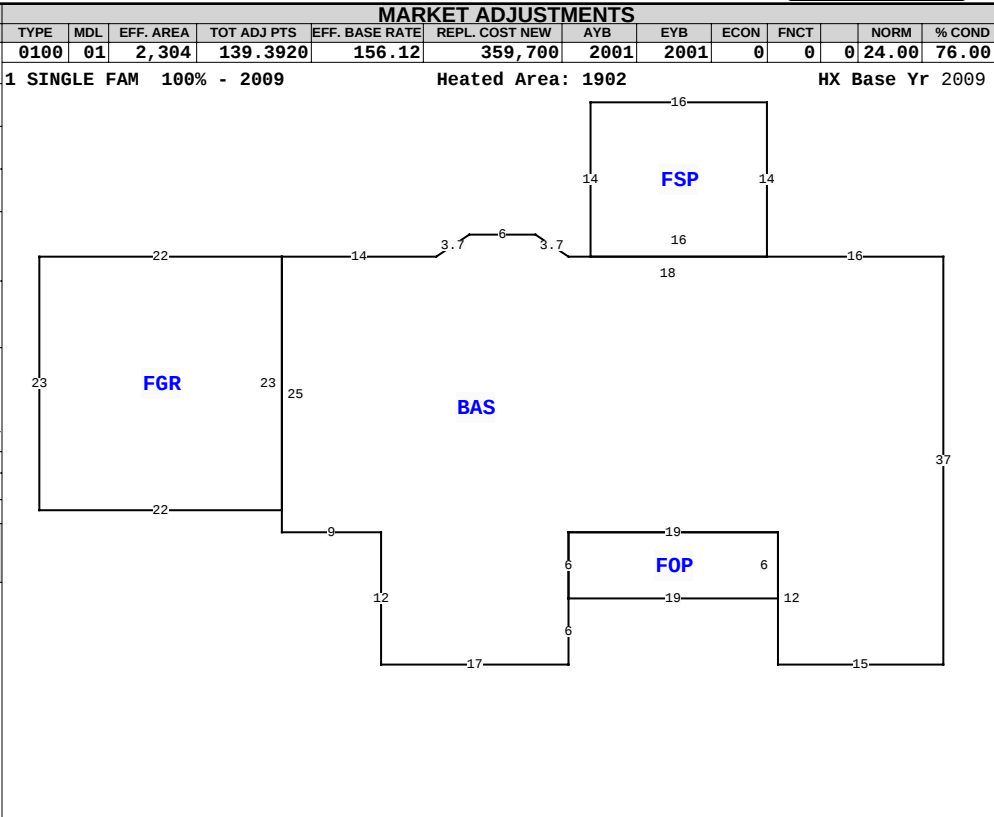
EXTRA FEATURES

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	100	0	0	
2	0020	BARN, FR	0	100	30	50	
3	0252	LEAN-TO W/	0	100	0	0	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.75	55,000.00	96,250.00	96,250							

REVIEW DATE 04/05/2021 BY JS



403 SW ADOBE POINTE LN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/02/2025 MLU

TOTAL OB/XF 30,672

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.75	55,000.00	96,250.00	96,250							

Total Acres: 6.69 Total Land Value: 96,250 Market: 0 Agricultural: 0 Common: 96,250

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,372
TOTAL MARKET OB/XF VALUE		30,672
TOTAL LAND VALUE - MARKET		96,250
TOTAL MARKET VALUE		400,294
SOH/AGL Deduction		171,278
ASSESSED VALUE		229,016
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		173,294
TOTAL JUST VALUE		400,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041590	Roof Replacement	15,000	03/24/2021
17769	SFR	323	12/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0443	11/19/2010	WD	U	I	11	100
GRANTOR: VIRGIL A SR & DONNA S						
GRANTEE: VIRGIL SR & DONNA S						
1159/1336	9/30/2008	WD	Q	I		317,500
GRANTOR: ELAINE TOLAR						
GRANTEE: VIRGIL SR & DONNA S						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W16 FSP= N14 W16 S14 E16\$ W18 L3 U2 W6 D2 L3 W14	
FGR= W22 S23 E22 N23\$ S25 E9 S12 E17 N6 FOP= E19 N6 W19 S6\$	
N6 E19 S12 E15 N37\$.	

PRINTED 11/07/2025 BY SYS