BEG 1377 FT S OF SW COR DIXIE VI
RUN E 850 FT, S 102.30 FT, W 863
N 79 FT TO POB.

WMH HORIZON LLC
109 PEARCE ROAD
AUBURNDALE, FL 33823

2026

17-4S-17-08413-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

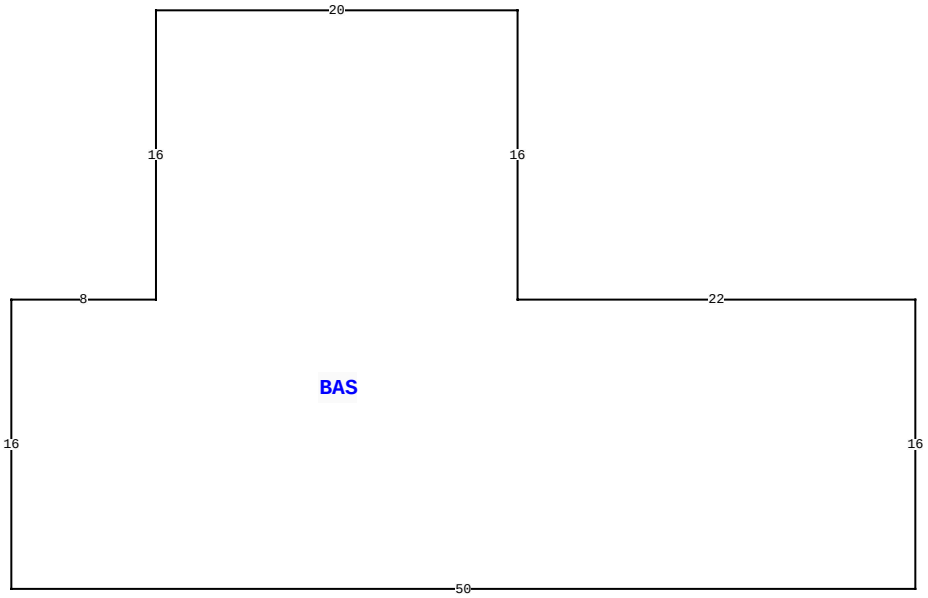
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	73,878
TOTALS	1,120			1,120	73,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	90.6048	101.48	113,658	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr



3210 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,878
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	20,470
TOTAL MARKET VALUE	95,048
SOH/AGL Deduction	0
ASSESSED VALUE	95,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,048
TOTAL JUST VALUE	95,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1953	6/12/2017	WD	U	I	11	100

GRANTOR: WILEY A & MARY S HUTC

GRANTEE: WMH HORIZON LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N16W20 S16 W8 S16 E50 N16$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0		00	0.00	0.00	1.78	AC		1.00	1.00	1.00	11,500.00	11,500.00	20,470							

REVIEW DATE 05/04/2017 BY BC Total Acres: 1.78 Total Land Value: 20,470 Market: 0 Agricultural: 0 Common: 20,470 PRINTED 11/07/2025 BY SYS