COMM NW COR OF SE1/4 OF NE1/4, R
E 223.53 FT TO POB, E 174.24 FT,
W 174.24 FT, N 250 TO POB. (AKA

KING BLAKE/KING PAIGE
384 SW WILDWOOD CT
LAKE CITY, FL 32024

2026

19-5S-17-09290-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

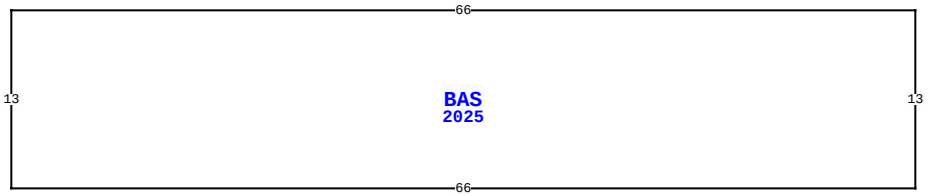
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	2025	858	37,507
TOTALS	858			858	37,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	858	84.5500	79.48	68,194	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 858 HX Base Yr



386 SW WILDWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,507
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	44,900
TOTAL MARKET VALUE	86,907
SOH/AGL Deduction	0
ASSESSED VALUE	86,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,907
TOTAL JUST VALUE	86,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050699	Right-of-Way Acce		08/29/2024
000050630	New Residential C	220,000	08/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1557	8/01/2024	QC	U	I	11	100
GRANTOR:						
GRANTEE:						
1515/1247	5/20/2024	WD	U	V	11	100
GRANTOR: KING BLAKE						
GRANTEE: KING BLAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=21,18] E66 S13 W66 N13 $
.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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					4.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	44,900							

REVIEW DATE 05/20/2024 BY MLU Total Acres: 4.49 Total Land Value: 44,900 Market: 0 Agricultural: 0 Common: 44,900 PRINTED 11/11/2025 BY SYS