COMM NE COR OF SE1/4 OF NE1/4, R
FOR POB, CONT W 253.43 FT, S 10
CUL-DE-SAC, S'RLY ALONG CURVE, 1

GASPARRINI FRANK IV/GASPARRINI AMY CONNER
451 SW WILDWOOD CT
LAKE CITY, FL 32024

2025

19-5S-17-09290-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

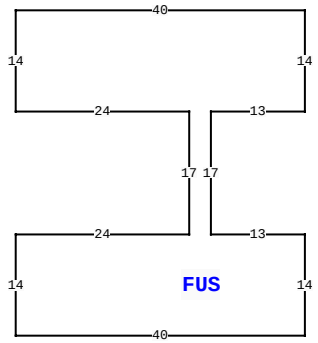
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19517.010	1.00/	

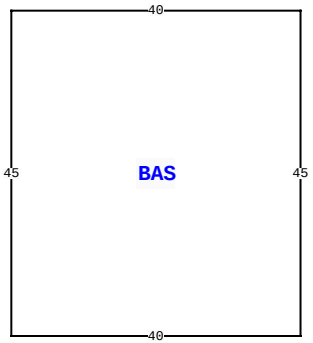
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	174,523
FUS	1,171	100		1,171	113,537
TOTALS	2,971			2,971	288,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,971	99.7500	107.73	320,066	2016	2016	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2971 HX Base Yr 2017





451 SW WILDWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		288,059
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		302,059
SOH/AGL Deduction		102,752
ASSESSED VALUE		199,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,585
TOTAL JUST VALUE		302,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34025	MAINT/ALTR	715	05/04/2016
31826	MAINT/ALTR	200	03/21/2014
30689	STORAGE	353	12/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1237/1499	6/28/2012	QC	U	V	11	100
GRANTOR: JERRY L & WANDA CONNE						
GRANTEE: FRANK IV & AMY CONN						
1175/2587	6/25/2009	QC	U	V	11	7,500
GRANTOR: JERRY JR & CORINNE CO						
GRANTEE: JERRY SR & WANDA CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S45 E40 N45$ PTR= E40 FUS= E40 N14 W13 N17 E13 N14 W40 S14 E24 S17 W24 S14$ W40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 08/10/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 05/05/2025 BY SYS