LOT 2 VILLA GRANADA S/D.
747-1782, 786-428, 786-1655, 900

WIGGINS LUCY/GUESS ANTHONY T
569 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05390-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

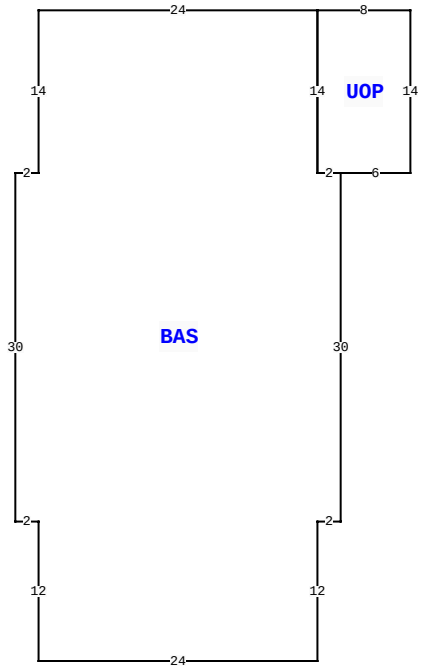
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100		1,464	120,283
UOP	112	20		22	1,808
TOTALS	1,576			1,486	122,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,486	112.8600	126.40	187,830	1950	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1464 HX Base Yr 2025



569 NE DOUBLE RUN RD, 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		122,090
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		9,650
TOTAL MARKET VALUE		132,290
SOH/AGL Deduction		0
ASSESSED VALUE		132,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,568
TOTAL JUST VALUE		132,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,290

SALE:2:1: $.60 STAMPS

SALE:1:1: LOT 2 VILLA GRANADA

XFOB:1:1: THIS IS AN OLD FAMILY DWELLING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051712	Storage Building	7,676	12/04/2024
000051239	Right-of-Way Acce		10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2374	3/18/2024	WD	Q	I	01	149,000
GRANTOR: PIVOTAL PROPERTIES OF						
GRANTEE: WIGGINS LUCY						
1211/2649	4/08/2011	WD	U	I	30	100
GRANTOR: ERIC & ELIZABETH DUNN						
GRANTEE: PIVOTAL PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S14 W2 S30 E2 S12 E24 N12 E2 N30 UOP= E6 N14 W8 S14 E2$ W2 N14$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	700.00	700.00	50	1999	1999	3	50	350	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 550

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	19,300.00	SF		1.00	1.00	1.00	0.50	0.50	9,650							

REVIEW DATE 02/21/2025 BY JB Total Acres: 0.44 Total Land Value: 9,650 Market: 0 Agricultural: 0 Common: 9,650 PRINTED 11/19/2025 BY SYS