LOTS 13 THRU 28 BLOCK H
S C ALBRITTON'S REPLAT OF
SPRINGFIELD S/D.

NGUYEN HAI T/NGUYEN THI NO
166 NW WYOMING WAY
LAKE CITY, FL 32055

2026

20-3S-17-05418-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

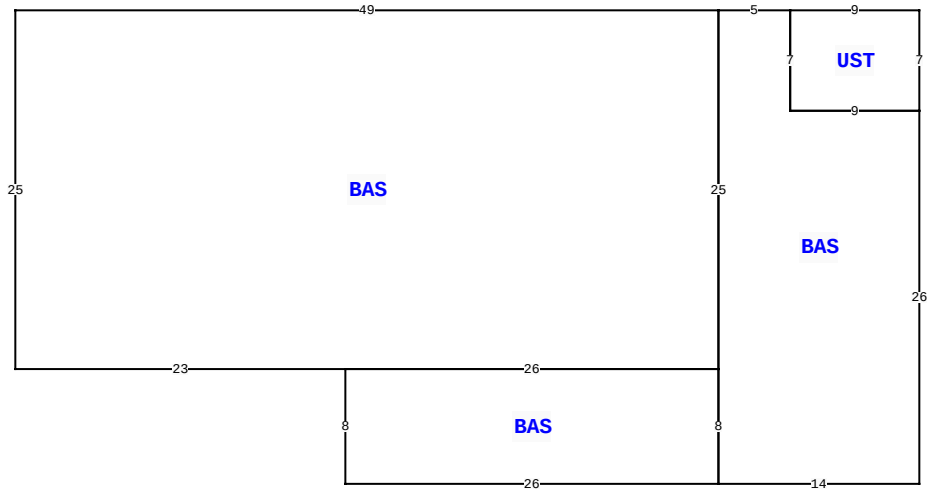
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100		208	9,396
BAS	399	100		399	18,024
BAS	1,225	100		1,225	55,335
UST	63	45		28	1,265
TOTALS	1,895			1,860	84,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,860	73.3320	82.13	152,762	1967	1967	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 1832 HX Base Yr



166 NW WYOMING WAY, 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	84,019
TOTAL MARKET OB/XF VALUE	1,269
TOTAL LAND VALUE - MARKET	15,016
TOTAL MARKET VALUE	100,304
SOH/AGL Deduction	0
ASSESSED VALUE	100,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,304
TOTAL JUST VALUE	100,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1429/2080	2/04/2021	WD	Q	I	01	84,000
GRANTOR: DAVIS JAY S						
GRANTEE: NGUYEN HAI T						
1316/0453	6/03/2016	WD	U	I	12	18,000
GRANTOR: COLUMBIA BANK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S25 E23 BAS= S8 E26N8 W26$ E26 BAS= S8 E14 N26 UST= N7 W9 S7 E9$ W9 N7 W5 S25$ N25$.

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	0	0	0	940.00	UT	2.25	2.25	60	1993	1993	3	60	1,269	

LAND DESCRIPTION

TOTAL OB/XF 1,269

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			0.00	0.00	40,042.00	SF		1.00	1.00	0.75	0.50	0.38	15,016							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.92 Total Land Value: 15,016 Market: 0 Agricultural: 0 Common: 15,016 PRINTED 11/07/2025 BY SYS