

COMM SE COR, RUN N 1657.16 FT
FOR POB, CONT N 210 FT, W 10
FT, N 530 FT, W 212.23 FT, S

WIGHT EDGAR L JR
2855 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2026

24-6S-17-09763-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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		02
NEIGHBORHOOD/LOC		24617.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	97,967
FCP	216	25		54	4,792
FOP	144	30		43	3,816
UST	72	45		32	2,840
TOTALS		1,536		1,233	109,414

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,233	121.8900	136.52	168,329	1972	1972	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1104 HX Base Yr													

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					109,414				
TOTAL MARKET OB/XF VALUE					7,010				
TOTAL LAND VALUE - MARKET					37,200				
TOTAL MARKET VALUE					153,624				
SOH/AGL Deduction					67,869				
ASSESSED VALUE					85,755				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					35,033				
TOTAL JUST VALUE					153,624				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					153,624				
SALE:1:1: WIFE TO HUSBAND									