LOT 32 FAIRWAY VIEW UNIT 4.
622-512, WD 979-1772, WD 1005-25

WHITE TRACY E/WHITE XAVIERA G
127 NW WIREGRASS CT
LAKE CITY, FL 32055

2025

26-3S-16-02308-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

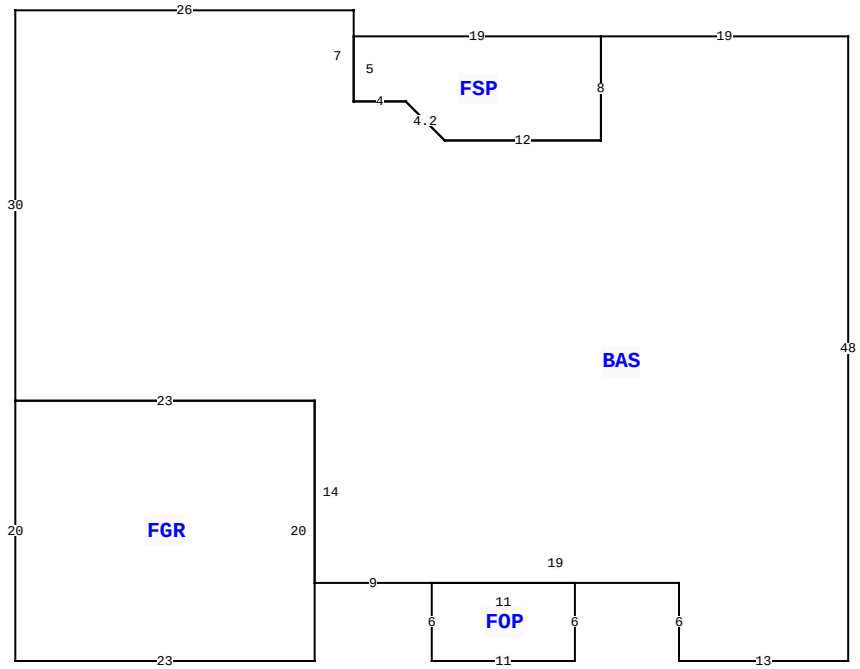
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100		2,361	259,205
FGR	460	55		253	27,776
FOP	66	30		20	2,195
FSP	136	40		54	5,928
TOTALS	3,023			2,688	295,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	124.0800	138.97	373,551	2003	2003	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2361 HX Base Yr 2021



127 NW WIREGRASS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,105
TOTAL MARKET OB/XF VALUE		6,078
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		322,183
SOH/AGL Deduction		75,760
ASSESSED VALUE		246,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,701
TOTAL JUST VALUE		322,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048865	Roof Replacement	17,800	12/15/2023
20673	SFR	394	05/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0547	7/13/2020	WD	Q	I	01	249,000
GRANTOR: SEAN P & DANIELLE L B						
GRANTEE: TRACY E & XAVIERA G						
1275/1826	5/14/2014	WD	Q	I	01	179,900
GRANTOR: STEPHANIE & THOMAS MA						
GRANTEE: SEAN P & DANIELLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= W19 S5 E4 D3 R3 E12 N8$ S8 W12 L3 U3 W4 N7 W26 S30 FGR= S20 E23 N20 W23$ E23 S14 E9 FOP= S6 E11 N6 W11$ E19 S6 E13 N48$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,939.00	UT	2.00	2.00	100	2003	2003	3	100	3,878	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,078

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 01/11/2024 BY JS Total Acres: 0.64 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 06/20/2025 BY SYS