LOTS 2 NORTHWOOD LANDS S/D. LESS
996-1627,1634, QC 1018-2191, ORD

WILSON JAMES R
8034 NW US HWY 41
LAKE CITY, FL 32055

2026

27-2S-16-01765-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

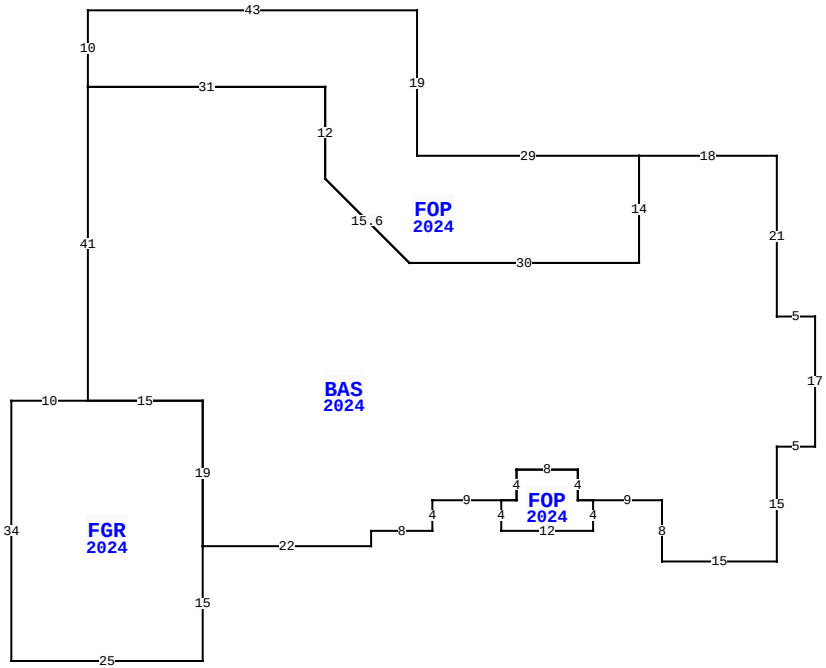
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,958	100	2024	3,958	533,069
FGR	850	55	2024	468	63,031
FOP	80	30	2024	24	3,232
FOP	1,052	30	2024	316	42,559
TOTALS	5,940			4,766	641,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,766	122.7050	137.43	654,991	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3958 HX Base Yr 2024



8034 NW US HWY 41, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		641,891
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		35,210
TOTAL MARKET VALUE		651,819
SOH/AGL Deduction		0
ASSESSED VALUE		651,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		601,097
TOTAL JUST VALUE		678,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040862	New Residential C	200,000	11/09/2020
40862	NEW CONSTRUCTION		11/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	0	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S41 E15 S19 E22 N2 E8 N4 E9 E2 N4 E8 S4 E2 E9 S8 E15 N15 E5 N17 W5 N21 W18 S14 W30 U11L11 N12 W31 $
FGR=[YR=2024;ORIG=60,51] S34 E25 N15 N19 W15 W10 $
FOP=[YR=2024;ORIG=124,64] S4 E12 N4 W2 N4 W8 S4 W2 $
FOP=[YR=2024;ORIG=70,0] S10 E31 S12 D11R11 E30 N14 W29 N19 W43 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.03	AC		1.00	1.00	1.00	280.00	280.00	1,128							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.03	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,210							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 11/14/2023 BY HC Total Acres: 5.03 Total Land Value: 8,128 Market: 28,210 Agricultural: 1,128 Common: 7,000 PRINTED 10/10/2025 BY SYS