

BEG NE COR OF NE1/4 OF SE1/4, RU
S 1323.27 FT, E 667 FT, N 1323.2

WILSON WEDWORTH M
556 NW SCARBOROUGH LANE
LAKE CITY, FL 32055

2026

27-2S-16-01768-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	26	ALM SIDING 100				0800	02	924	117.5000	70.50	65,142	1994	1994	0	0	0	60.00	40.00	VALUATION BY										STANDARD						
Exterior Wall	00	N/A 0				1 MOBILE HME 100% - 2021										Heated Area: 924										HX Base Yr 2021									
Roof Structure	03	GABLE/HIP 100				14 66 BAS 14 66										Tax Group: 3										Tax Dist:									
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE										26,057									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE										12,680									
Interior Floor	08	SHT VINYL 50														TOTAL LAND VALUE - MARKET										90,000									
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE										51,692									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										13,581									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										38,111									
Bedrooms	2	100														TOTAL EXEMPTION VALUE										HX HB VX WR SX 38,111									
Bathrooms	2	100														BASE TAXABLE VALUE										0									
Frame	01	NONE 100														TOTAL JUST VALUE										128,737									
Stories	1.	1. 100				NCON VALUE										0																			
Units	0	100				INCOME VALUE																													
Condition Adj	03	03 100				PREVIOUS YEAR MKT VALUE										128,737																			
Kitchen Adjus	01	01 100																																	
Quality	05	05																																	
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	924	100		924	26,057																														
TOTALS	924			924	26,057																														
EXTRA FEATURES					556 NW SCARBOROUGH LN, LAKE CITY										BLD DATE					LGL DATE					04/14/2025 MLU										
															XF DATE					LAND DATE					05/15/2022 SPF										
															INC DATE					AG DATE															
L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																			
2	0060	CARPORT F	0	100	16	30	480.00	UT	3.50	3.50	100	2021	2020		100	1,680																			
3	0264	PRCH, FSP	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2021	2020		100	3,600																			
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																			