

MCCALL TRAVIS E
312 NW WILKS LN
LAKE CITY, FL 32055

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
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		31		VINYL SID 100		0202		02		1,512		109.6200		108.52		164,082		2023		2023		0		0		2.00		98.00		VALUATION BY									
Exterior Wall		00		N/A 0		1		MANUF 2		0%		- 2025		Heated Area: 1512		HX Base Yr														STANDARD									
Roof Structure		03		GABLE/HIP 3																										Tax Group: 2									
Roof Cover		03		COMP SHNGL 100																										Tax Dist:									
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE									
Interior Floo		08		SHT VINYL 50																										TOTAL MARKET OB/XF VALUE									
Interior Floo		14		CARPET 50																										TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction									
Bedrooms				4 100																										ASSESSED VALUE									
Bathrooms				2 100																										TOTAL EXEMPTION VALUE									
Frame		01		NONE 100																										BASE TAXABLE VALUE									
Stories		1.		1. 100																										TOTAL JUST VALUE									
Units				0 100																										NCON VALUE									
Condition Adj		03		03 100																										INCOME VALUE									
Kitchen Adjus		01		01 100																										PREVIOUS YEAR MKT VALUE									
Quality		05		05																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																										06									
NEIGHBORHOOD/LOC		27316.060		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,512		100		2025		1,512		160,800																													
TOTALS		1,512						1,512		160,800																													
EXTRA FEATURES										312 NW WILKS LN, LAKE CITY										BLD DATE				LGL DATE		04/21/2023		MLU											
																				XF DATE				LAND DATE															
																				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		9945		Well/Sept		0		0		0		1.00		UT		7,000.00		7,000.00		100		2025		2024		100		7,000											
2		0081		DECKING WI		0		0		0		1.00		UT		300.00		300.00		100		2025		2024		100		300											
3		0081		DECKING WI		0		0		0		1.00		UT		600.00		600.00		100		2025		2024		100		600											