

COMM SW COR OF SW1/4 OF SW1/4 OF
RUN E 420 FT FOR POB, RUN N 200
S 65, FT, W 86 FT, S 135 FT, W 1

LUCAS LARRY A/LUCAS VIRGIL D
449 NE WILLIAMS ST
LAKE CITY, FL 32055

2026

27-3S-17-05588-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floop	08 SHT VINYL 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

Quality	03 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	27317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	14,462
FSP	220	40		88	1,433
UOP	120	20		24	391
UST	120	45		54	879
TOTALS	1,348			1,054	17,165

EXTRA FEATURES	
L N	OB/XF CODE
1	0294 SHED WOOD/
2	9910 RV SITE/RE

LAND DESCRIPTION	
L N	USE CODE
1	0100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,054	72.7056	81.43	85,827	1957	1957	0	0	50	35.00	20.00
1 SINGLE FAM 0% - 0 Heated Area: 888 HX Base Yr												
449 NE WILLIAMS ST, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/29/2025 MLU												

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	

TOTAL OB/XF 1,180																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	0			0.00	0.00	0.70	AC		1.00	1.00	1.00	11,000.00	11,000.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		17,165	
TOTAL MARKET OB/XF VALUE		1,180	
TOTAL LAND VALUE - MARKET		7,700	
TOTAL MARKET VALUE		26,045	
SOH/AGL Deduction		0	
ASSESSED VALUE		26,045	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		26,045	
TOTAL JUST VALUE		26,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		26,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9670	REMODEL	50	05/02/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1092	3/29/2024	LE	U	I	14	0
GRANTOR: LUCAS VIRGIL D SR (EN						
GRANTEE: LAURAMORE WILAHMENA						
1313/0293	4/12/2016	QC	U	I	11	100
GRANTOR: IRMA L LUCAS						
GRANTEE: VIRGIL D LUCAS						

BUILDING NOTES																
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BUILDING DIMENSIONS																
UST= W12 S10 E12 BAS= W12 UOP= N10 W12 S10 E12\$ W12 S37 E1 FSP= S10E22 N10 W22\$ E23 N37\$ N10\$.																