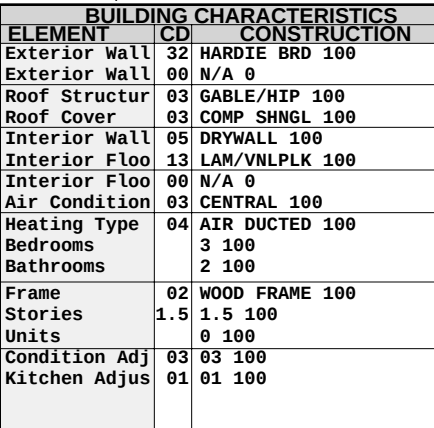


WILKEY CHRISTOPHER L/WILKEY TERESA M
554 SW DYAL AVE
LAKE CITY, FL 32025

27-4S-16-03208-211



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		27416.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	2024	1,991	240,112
FGR	648	55	2024	356	42,933
FHS	318	60	2024	191	23,034
FOP	240	30	2024	72	8,683
FOP	420	30	2024	126	15,196
TOTALS	3,617			2,736	329,958

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0070	CARPORT UF	0	100	0	0
2	9946	Well	0	100	0	0
3	0030	BARN, MT	0	100	24	30
4	0166	CONC, PAVMT	0	100	0	0

[illegible]

REVIEW DATE	12/07/2023	BY	TW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,736	109.8720	123.06	336,692	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2309 HX Base Yr 2024

FHS 2024

FGR 2024

FOP 2024

BAS 2024

BLD DATE	XF DATE	LGL DATE	LAND DATE
			04/07/2025

[illegible][illegible]

Total Acres: 7.00	Total Land Value: 63,000	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			329,958
TOTAL MARKET OB/XF VALUE			23,760
TOTAL LAND VALUE - MARKET			63,000
TOTAL MARKET VALUE			416,718
SOH/AGL Deduction			27,214
ASSESSED VALUE			389,504
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			338,782
TOTAL JUST VALUE			416,718
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048727	Electrical Servic	0	11/21/2023
000045085	New Residential C	200,000	08/01/2022
000044160	Storage Building	20,000	04/11/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1458/1355	1/28/2022	WD	U	I	17	70,000	
GRANTOR:CHRIST CENTRAL MINIST							
GRANTEE:WILKEY CHRISTOPHER							
1145/0415	3/10/2008	WD	Q	V		70,000	
GRANTOR:PATRICIA BENUSSI							
GRANTEE:CHRIST CENTRAL MINI							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=50,10]	S25 E8 S3 E17 S18 E10 S5 E1 E30 E1 N5 E3 N21 W3 N5 W42 N10 N10 W25 \$
FGR=[YR=2024;ORIG=50,35]	S27 E7 S2 E12 N2 E6 N6 N18 W17 N3 W8 \$
FOP=[YR=2024;ORIG=75,20]	S10 E42 N10 W42 \$
FOP=[YR=2024;ORIG=86,61]	S8 E30 N8 W30 \$
FHS=[YR=2024;ORIG=34,36]	S8 W9 S10 E7 S6 E11 N24 W9 \$