LOT 2 BLOCK 5 CAROLYN HEIGHTS S/
538-488, PB 1110-375, WD 1129-25

WILCUTTS THOMAS
162 NE TREASURE CT
LAKE CITY, FL 32055

2026

28-3S-17-05769-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

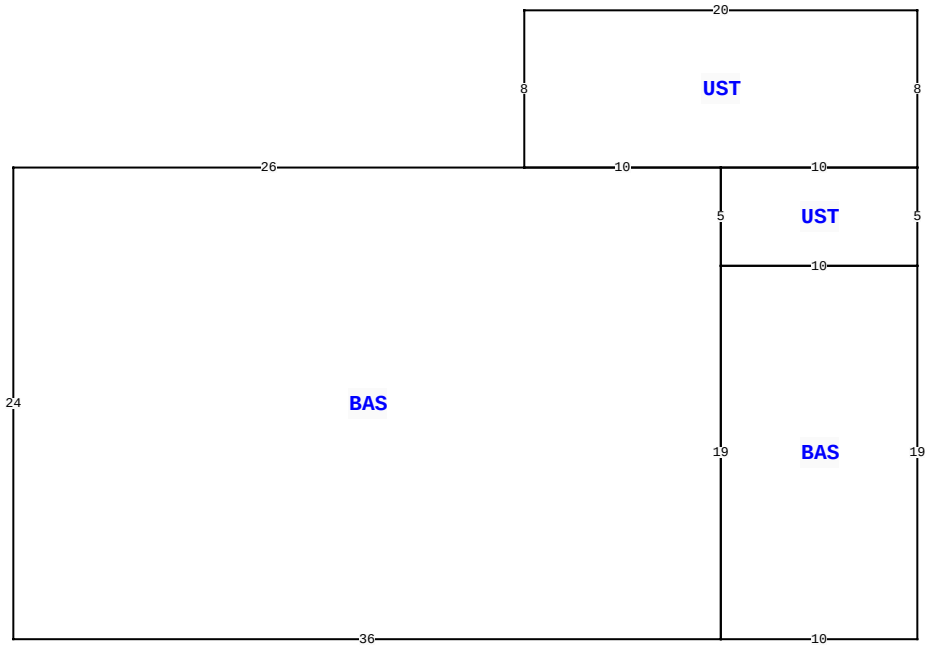
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	14,515
BAS	864	100		864	66,006
UST	50	45		22	1,681
UST	160	45		72	5,501
TOTALS	1,264			1,148	87,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,148	124.0200	138.90	159,457	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2008 Heated Area: 1054 HX Base Yr 2008



162 NE TREASURE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,701
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		99,051
SOH/AGL Deduction		32,115
ASSESSED VALUE		66,936
TOTAL EXEMPTION VALUE	HX HB	41,936
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30962	MAINT/ALTR	0	04/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1129/2502	8/31/2007	WD	Q	I		75,000

GRANTOR: CAROLTON & JAMES MERR

GRANTEE: THOMAS WILCUTTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S24 E36 BAS= E10 N19 W10 S19$ N19 UST= E10 N5 W10 S5$ N5 UST= E10 N8 W20 S8E10$ W10$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,950

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/15/2015 BY DF Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/19/2025 BY SYS