COMM SE COR OF NE1/4 OF NE1/4, R
CONT W 1390.01 FT TO W R/W LAKE
RUN S 1414.32 FT FOR POB, RUN W

BOWDOIN JOHN MICHAEL
308 NW LAKE WILSON WAY
LAKE CITY, FL 32055

2026

30-3S-16-02398-223

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

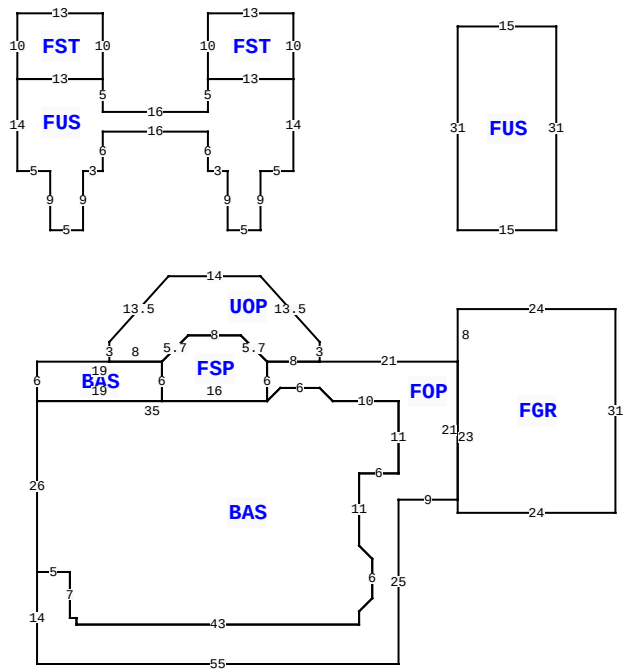
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	114	100		114	10,005
BAS	1,723	100		1,723	151,212
FGR	744	55		409	35,894
FOP	786	30		236	20,711
FSP	144	40		58	5,090
FST	130	55		72	6,319
FST	130	55		72	6,319
FUS	465	100		465	40,808
FUS	502	100		502	44,055
UOP	278	20		56	4,915
TOTALS	5,016			3,707	325,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,707	113.1554	126.73	469,788	1995	1995	0	0	0	30.75	69.25

2 SINGLE FAM 100% - 2007 Heated Area: 2804 HX Base Yr 2007



308 NW LAKE WILSON WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		325,328
TOTAL MARKET OB/XF VALUE		1,578
TOTAL LAND VALUE - MARKET		120,200
TOTAL MARKET VALUE		339,992
SOH/AGL Deduction		112,304
ASSESSED VALUE		227,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,966
TOTAL JUST VALUE		447,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,898

SALE:1:1: 276.10 AC TOTAL (6 PARCELS-1 DEED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051866	Roof Replacement	32,000	12/17/2024
30840	ADDN SFR	127	03/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1106/0637	12/28/2006	WD	Q	I	06	162,000
GRANTOR: ROD BOWDOIN						
GRANTEE: JOHN MICHAEL BOWDOI						
1069/2320	12/27/2005	TD	Q	I	03	100
GRANTOR: DANIEL CRAPPS & ROD B						
GRANTEE: ROD BOWDOIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W21 UOP= N3 U10 L9 W14 L9 D10 S3 E8 U4 R4 E8 R4 D4 E8$ W8 FSP= U4 L4 W8 L4 D4 BAS= W19 S6 E19 N6$ S6 E16 N6$ S6 R2 U2 E6 D2 R2 E10 S11 W6 S11 R2 D2 S6 D2 L2 S2 W43 N1 W1 N7W5 BAS= E5 S7 E1 S1 E43 N2 R2 U2 N6 U2 L2 N11 E6 N11 W10 U2 L2 W6 L2 D2 W35 S26$ S14 E55 N25 E9 N21$ FGR= N8 E24 S31 W24 N23$ PTR= N20FUS= E15 N31 W15 S31$ W30 FUS= N9 E5 N14 FST= N10 W13 S10 E13$ W13 S5 W16 N5FST= N10 W13 S10 E13$ W13 S14E5 S9 E5 N9 E3 N6 E16 S6 E3 S9E5 $ E30 S20$.

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	0166	CONC,PAVMT	0	100	0	0	785.00	UT	1.50	1.50	100	1995	1995	3	100	1,178	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,578

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	280.00	280.00	3,086							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	110,200							

REVIEW DATE 01/29/2025 BY JS Total Acres: 12.02 Total Land Value: 13,086 Market: 110,200 Agricultural: 3,086 Common: 10,000 PRINTED 09/30/2025 BY SYS