COMM NE COR OF SE1/4, RUN S 536. POB, RUN W 493.01 FT, N 261.55 F FT, S 259.65 FT TO POB. (PARCEL

SIGLER JUAN MANUEL
164 NW SENIOR CT
LAKE CITY, FL 32055

2026

32-2S-16-01807-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

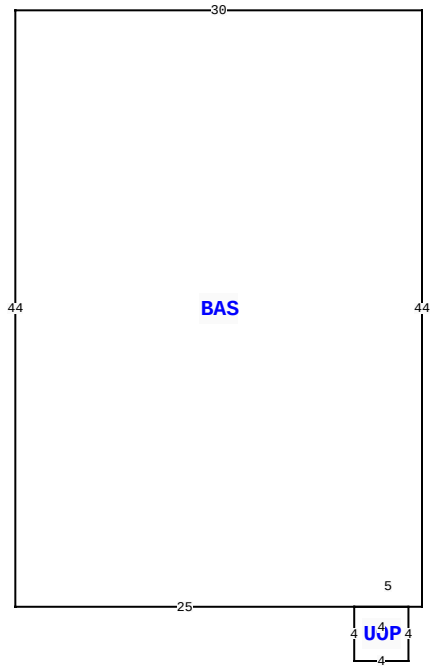
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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 03
NEIGHBORHOOD/LOC	32216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	37,743
UOP	16	20		3	86
TOTALS	1,336			1,323	37,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,323	56.7360	63.54	84,063	1945	1945	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2024 Heated Area: 1320 HX Base Yr 2024



164 NW SENIOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,828
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		22,125
TOTAL MARKET VALUE		65,753
SOH/AGL Deduction		8,886
ASSESSED VALUE		56,867
TOTAL EXEMPTION VALUE	HX HB	31,867
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		65,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042436	Electrical Servic	0	07/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/988	2/11/2021	WD	Q	I	01	35,000
GRANTOR: WILSON CORNELL R						
GRANTEE: SIGLER JUAN MANUEL						
1391/0294	8/06/2019	QC	U	I	11	100
GRANTOR: CORNELL R WILSON TRUS						
GRANTEE: CORNELL R WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S44 E25 UOP= S4 E4N4 W4$ E5 N44$.

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	3,000.00	3,000.00	100	2023	2022		100	3,000	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	2.95	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,125							

REVIEW DATE 01/03/2023 BY JD Total Acres: 2.95 Total Land Value: 22,125 Market: 0 Agricultural: 0 Common: 22,125 PRINTED 11/18/2025 BY SYS