

WIGGINS THOMAS B
149 SW NEIGHBORS GLN
LAKE CITY, FL 32024

32-3S-16-02430-006

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3	
ELEMENT	ID	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 90	0100	01	1,735	119.5000	133.84	232,212	1973	1973	0	0	0	35.00	65.00	VALUATION BY		STANDARD														
Exterior Wall	31	VINYL SID 10	1 SINGLE FAM 100% - 1999										Heated Area: 1272					HX Base Yr 1999					Tax Group: 3		Tax Dist:							
Roof Structure	03	GABLE/HIP 100																					BUILDING MARKET VALUE		150,938							
Roof Cover	14	PREFIN MT 100																					TOTAL MARKET OB/XF VALUE		30,495							
Interior Wall	05	DRYWALL 90																					TOTAL LAND VALUE - MARKET		20,000							
Interior Wall	04	PLYWOOD 10																					TOTAL MARKET VALUE		201,433							
Interior Floor	14	CARPET 70																					SOH/AGL Deduction		71,005							
Interior Floor	08	SHT VINYL 30																					ASSESSED VALUE		130,428							
Air Condition	03	CENTRAL 100																					TOTAL EXEMPTION VALUE		HX HB VX		55,722					
Heating Type	04	AIR DUCTED 100																					BASE TAXABLE VALUE		74,706							
Bedrooms		3 100																					TOTAL JUST VALUE		201,433							
Bathrooms		1 100																					NCON VALUE		0							
Frame	01	NONE 100																					INCOME VALUE									
Stories	1.	1. 100																					PREVIOUS YEAR MKT VALUE		201,433							
Architectual Units	05	CONV 100																														
Condition Adj	03	03 100																														
Kitchen Adjus	01	01 100																														
Quality	05	05																														
DOR CODE	0100		SINGLE FAMILY																													
MAP NUM			MKT AREA		01																											
NEIGHBORHOOD/LOC	32316.010		1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,272	100		1,272	110,659																											
FCP	814	25		204	17,747																											
FEP	121	80		97	8,438																											
FOP	168	30		50	4,350																											
FSP	165	40		66	5,741																											
FST	84	55		46	4,002																											
TOTALS	2,624			1,735	150,938																											
EXTRA FEATURES					149 SW NEIGHBORS GLN, LAKE CITY										BLD DATE							LGL DATE		04/08/2025 MLU								
															XF DATE							LAND DATE										
															INC DATE							AG DATE										
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	0166	CONC, PAVMT	0 100	0	0	1.00	UT 0.00		0.00	100	0	0	3	100	50																	
2	0296	SHED METAL	0 100	0	0	1.00	UT 0.00		0.00	100	0	0	3	100	600																	
3	0060	CARPORT F	0 100	12	24	288.00	UT 5.00		5.00	100	2006	2006	3	100	1,440																	
4	0060	CARPORT F	0 100	25	35	875.00	UT 7.00		7.00	100	2006	2006	3	100	6,125																	
5	0166	CONC, PAVMT	0 100	0	0	472.00	UT 2.50		2.50	100	2006	2006	3	100	1,180																	
6	0031	BARN, MT AE	0 100	0	0	1.00	UT 0.00		0.00	100	2014	2014	3	100	2,600																	
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT 0.00		0.00	100	2017	2017	3	100	3,500																	
8	0031	BARN, MT AE	0 100	0	0	1.00	UT 0.00		0.00	100	2017	2017	3	100	15,000																	
LAND DESCRIPTION										TOTAL OB/XF										30,495												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000															
REVIEW DATE 06/23/2023 BY KS Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 10/03/2025 BY SYS																																