140 FT E & W BY 70 FT N & S IN
SE COR LOT 1 BLOCK 3 MELROSE
FARMS S/D.

WILSON JOHN GARY
P O BOX 2061
LAKE CITY, FL 32056-2061

2026

33-3S-17-06706-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

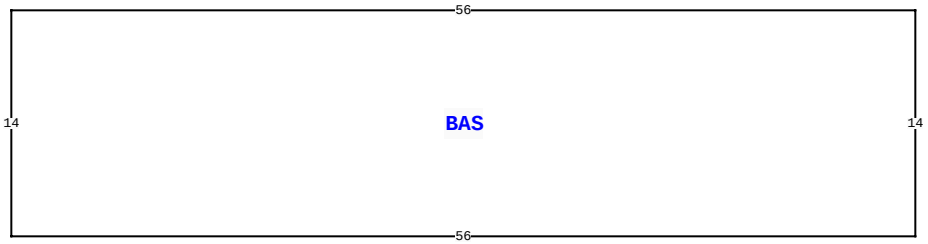
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.120	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	13,832
TOTALS	784			784	13,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	98.0100	58.81	46,107	1982	1982	10	0	0	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



526 SE MARGARET DR, 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	13,832
TOTAL MARKET OB/XF VALUE	7,150
TOTAL LAND VALUE - MARKET	3,741
TOTAL MARKET VALUE	24,723
SOH/AGL Deduction	3,363
ASSESSED VALUE	21,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,360
TOTAL JUST VALUE	24,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,723

XFOB:1:1: WEST MH
BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40618	ELECTRICAL	0	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0722/0826	5/31/1990	WD	Q	I		7,500

GRANTOR: BULLARD W C
GRANTEE: JOHN GARY WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,150

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	0102	C	SFR/MH	0		RSF/MH	70.00	140.00	0.22	AC		1.00	1.00	1.00	16,700.00	16,700.00	3,741							

REVIEW DATE 11/24/2020 BY BC Total Acres: 0.22 Total Land Value: 3,741 Market: 0 Agricultural: 0 Common: 3,741 PRINTED 10/13/2025 BY SYS