

LOT 2 FOREST PLANTATION UNIT 1
858-2300, WD 1069-660, WD 1478-1

WILSON LAWRENCE
4162 NW TELAIR GLN
LAKE CITY, FL 32055

2026

34-3S-16-02461-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	

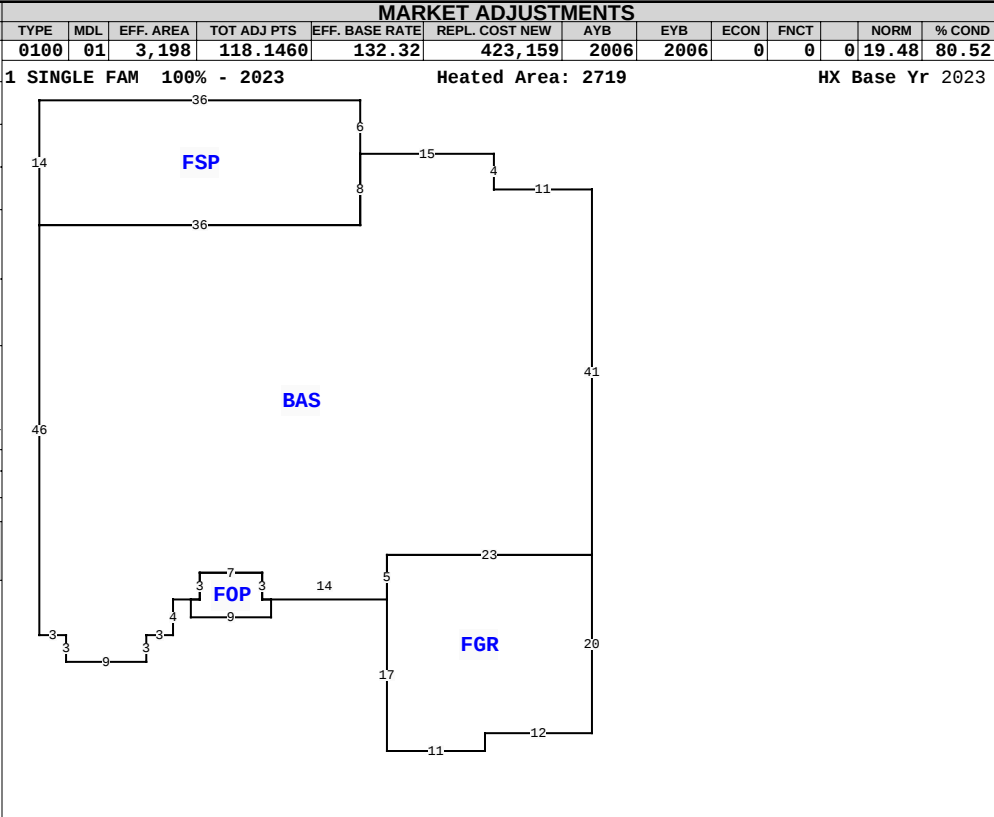
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,719	100		2,719	289,693
FGR	482	55		265	28,234
FOP	39	30		12	1,279
FSP	504	40		202	21,522

TOTALS	3,744			3,198	340,728
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0220	JACUZZI	0 100	0	0	1.00	UT	0.00	0.00
3	0166	CONC,PAVMT	0 100	0	0	1,998.00	UT	3.00	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	06/02/2023	BY	KS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0220	JACUZZI	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	5,500	
3	0166	CONC,PAVMT	0 100	0	0	1,998.00	UT	3.00	3.00	100	2006	2006	3	100	5,994	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

Total Acres:	0.50	Total Land Value:	35,000	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										1									
VALUATION BY										STANDARD									
Tax Group: 1										Tax Dist:									
BUILDING MARKET VALUE										340,728									
TOTAL MARKET OB/XF VALUE										13,494									
TOTAL LAND VALUE - MARKET										35,000									
TOTAL MARKET VALUE										389,222									
SOH/AGL Deduction										12,897									
ASSESSED VALUE										376,325									
TOTAL EXEMPTION VALUE										55,722									
BASE TAXABLE VALUE										320,603									
TOTAL JUST VALUE										389,222									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										393,580									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045012	Roof Replacement	22,230	07/21/2022
3902	POOL ENCL	50	09/06/2006
3840	POOL	115	08/04/2006
3589	SFR	760	02/07/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1478/1281	10/28/2022	WD	Q	I	01	405,600	
GRANTOR: SEAY WILLIAM AUSTIN							
GRANTEE: WILSON LAWRENCE							
1069/0660	12/21/2005	WD	Q	V		40,000	
GRANTOR: DELEON							
GRANTEE: SEAY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 N4 W15 FSP= N6 W36 S14 E36 N8\$ S8 W36 S46 E3 S3 E9 N3 E3 N4 E2 FOP= S2 E9 N2 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E14 FGR= S17 E11 N2 E12 N20 W23 S5\$ N5 E23 N41\$.									