

WIGGINS HOPE M
2696 SE COUNTRY CLUB RD
LAKE CITY, FL 32025-3803

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Architectual Units

Condition Adj

Kitchen Adjus

15

08

03

05

14

03

04

3

2

01

1.

05

03

01

CONC BLOCK 100

IRREGULAR 100

COMP SHNGL 100

DRYWALL 100

CARPET 100

CENTRAL 100

AIR DUCTED 100

3 100

2 100

NONE 100

1. 100

CONV 100

0 100

03 100

01 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

05 05

0100SINGLE FAMILY

MKT AREA06

34317.0201.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

121

100

121

10,925

BAS

897

100

897

80,985

FCP

200

25

50

4,514

UOP

52

20

10

903

UOP

176

20

35

3,160

TOTALS

1,446

1,113

100,487

EXTRA FEATURES

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

0000

1.00

UT

1,000.00

1,000.00

50

0

0

3

50

500

2

0120

CLFENCE

4000

1.00

UT

0.00

0.00

100

1993

1993

3

100

500

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

18,500.00

18,500.00

18,500

REVIEW DATE

01/24/2017

BY

DF

Total Acres:

0.24

Total Land Value:

18,500

Market:

0

Agricultural:

0

Common:

18,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

0100

01

1,113

124.0200

138.90

154,596

1964

1995

0

0

0

35.00

65.00

1 SINGLE FAM

0%

- 0

Heated Area: 1018

HX Base Yr

11

16

11

11

11

11

11

11

10

10

20

13

13

4

4

9

39

39

23

7

4

UOP

BAS

UOP

FCP

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

100,487

1,000

18,500

119,987

0

119,987

0

119,987

119,987

0

0

119,987

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

1114/1364

3/16/2007

WD Q

I

117,000

GRANTOR: BILLY & ARROLL TERZI

GRANTEE: HOPE M WIGGINS

1089/0792

7/06/2006

WD Q

I

60,000

GRANTOR: HOFFMAN

GRANTEE: TERZI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 UOP= W11 S16 E11 N16\$ S16 BAS= W11 S11 E11 N11\$ S7
UOP= S4 FCP= W11 S10 E20 N10 W9\$ E13 N4 W13\$ E39 N23\$.