

LOT 2 EASTSIDE VILLAGE UNIT 4.
772-1508, PB 1197-441, DC 1202-1

WALLACE WILLIAM W
193 SE TRISTIN LN
LAKE CITY, FL 32025

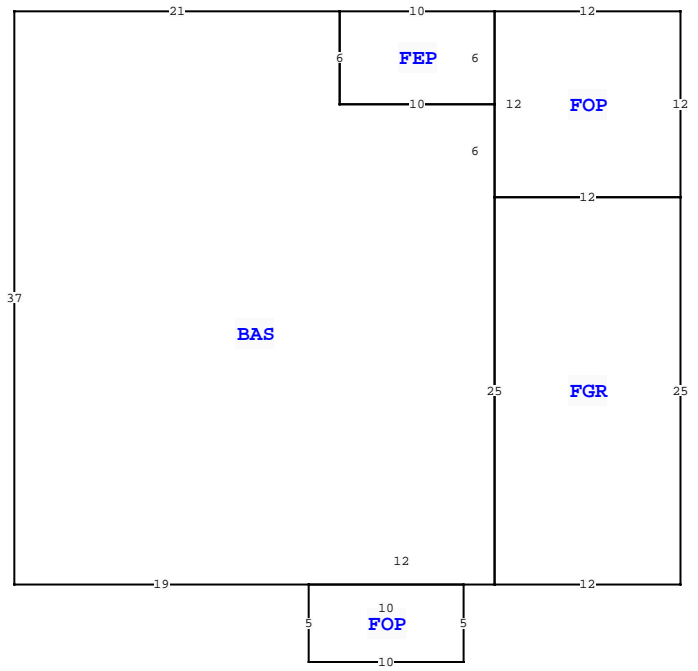
2025

34-3S-17-07018-402



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2015								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			121,665
TOTAL MARKET OB/XF VALUE			495
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			144,660
SOH/AGL Deduction			71,317
ASSESSED VALUE			73,343
TOTAL EXEMPTION VALUE	HX HB SX WR		73,343
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			144,660
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,019

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	34317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,087	100		1,087	97,386
FEP	60	80		48	4,300
FGR	300	55		165	14,783
FOP	50	30		15	1,344
FOP	144	30		43	3,853
TOTALS	1,641			1,358	121,665

193 SE TRISTIN LN, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043822	Roof Replacement	10,000	03/02/2022
6979	ADDN SFR	27,000	03/28/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1286	8/17/2020	LE	U	I	14	100
GRANTOR: WILLIAM W WALLACE (EN)						
GRANTEE: GREG & DEBORAH WALL						
1285/0187	11/19/2014	WD	Q	I	01	89,900
GRANTOR: DAVID & BARBARA SIGER						
GRANTEE: WILLIAM W WALLACE						

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	0	100	0	0			1.50	1.50	100	0	0	3	100	495	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W21 S37 E19 FOP= S5 E10N5 W10\$ E12 FGR= E12 N25 W12 S25N25 FOP= E12N12 W12 S12\$ N6 FEP= N6 W10 S6 E10\$ W10 N6\$.	

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	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							