NW DIV: LOT 3 DIXIE LANDINGS
S/D. (PART OF BLOCK 19)

NELSON ROBERT L/WATKINS RENA MAE
394 NW WILSON ST
LAKE CITY, FL 32055

2027

00-00-00-11258-103

BUILDING CHARACTERISTICS

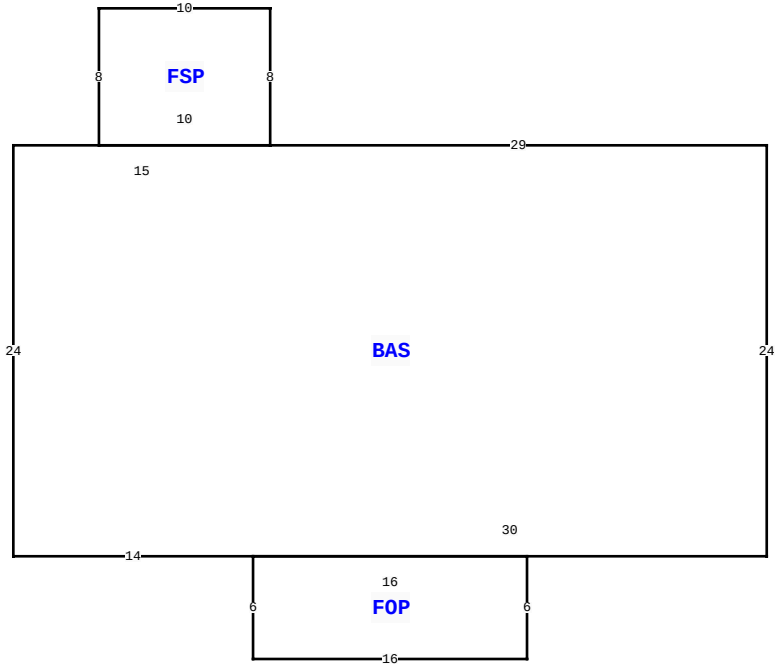
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	77,798
FOP	96	30		29	2,137
FSP	80	40		32	2,358
TOTALS	1,232			1,117	82,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,117	112.8120	124.09	138,609	2000	2000	10	0	0	30.63	59.37

1 SINGLE FAM 100% - 2001 Heated Area: 1056 HX Base Yr 2001



394 NW WILSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		82,292
TOTAL MARKET OB/XF VALUE		1,712
TOTAL LAND VALUE - MARKET		3,664
TOTAL MARKET VALUE		87,668
SOH/AGL Deduction		16,290
ASSESSED VALUE		71,378
TOTAL EXEMPTION VALUE	HX HB SX	71,378
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		87,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/27/2023
1712	SFR	260	01/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0894/0273	12/20/1999	WD	Q	V		5,000

GRANTOR: MORRELL'S

GRANTEE: NELSON & WATKINS (J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N8 W10 S8 E10$ W15 S24 E14 FOP= S6 E16 N6 W16$ E30 N24$.

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	0166	CONC,PAVMT	0	100	0	0	408.00	UT	1.50	1.50	100	2000	2000	3	100	612	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,712

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	0100	C	SFR	100			0.00	0.00	7,327.00	SF		1.00	1.00	1.00	0.50	0.50	3,664							

REVIEW DATE 04/02/2024 BY JS Total Acres: 0.17 Total Land Value: 3,664 Market: 0 Agricultural: 0 Common: 3,664 PRINTED 11/17/2026 BY SYS