

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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/

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% - 0		123.76	154,824	1978	1978	10	0	35.00	55.00	

Heated Area: 1153 HX Base Yr

308 NW WILSON ST, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			85,153
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			3,392
TOTAL MARKET VALUE			89,745
SOH/AGL Deduction			39,133
ASSESSED VALUE			50,612
TOTAL EXEMPTION VALUE	HX HB WX SX		50,612
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			89,745
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
770	ADDN SFR	0	05/06/2008
00372			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1346	1/23/2026	QC	U	I	11	100
GRANTOR: HOSTICK ANNIE R						
GRANTEE: HOSTICK ANNIE						
1311/2158	3/21/2016	QC	U	I	11	0
GRANTOR: JOHNNIE HOSTICK (DECE						
GRANTEE: ANNIE L HOSTICK (UN						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	8,713
BAS	1,025	100		1,025	69,770
FCP	190	25		48	3,267
FST	90	55		50	3,403
TOTALS	1,433			1,251	85,153

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S41 BAS= S8 E16 N8 W16 E25 FCP= E10 N19 W10 S19 N19 FST= E10 N9 W10 S9 N22 S.	

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-	368.00	105.00	7,140.00	SF		1.00	1.00	0.95	0.50	0.48	3,392							