W DIV: E1/2 OF SW1/4 OF BLOCK 10

629-584, CT 1520-1125, WD 1520-2

WILSON FRANK
239 SW BLUEBERRY PL
LAKE CITY, FL 32024

2027

00-00-00-12440-001

BUILDING CHARACTERISTICS

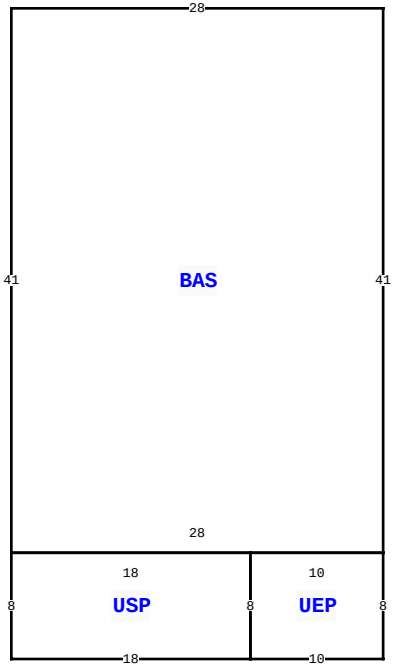
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	48,033
UEP	80	60		48	2,009
USP	144	35		50	2,092
TOTALS	1,372			1,246	52,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	58.5225	64.37	80,205	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1148 HX Base Yr



307 SW SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	52,133
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	8,268
TOTAL MARKET VALUE	60,451
SOH/AGL Deduction	0
ASSESSED VALUE	60,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,451
TOTAL JUST VALUE	60,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3890	ADDN SFR	175	08/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2356	8/07/2024	WD	U	I	37	58,500
GRANTOR: HOME DISCOUNTERS, LLC						
GRANTEE: WILSON FRANK						
1520/1125	7/17/2024	CT	U	I	18	23,000
GRANTOR: CLERK OF COURT						
GRANTEE: HOME DISCOUNTERS, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S41 USP= S8 E18 UEP= E10 N8 W10 S8$ N8 W18$ E28 N41$.

LAND DESCRIPTION

TOTAL OB/XF 50

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	0		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	1.50	1.50	8,268							

REVIEW DATE 12/16/2024 BY TP Total Acres: 0.13 Total Land Value: 8,268 Market: 0 Agricultural: 0 Common: 8,268 PRINTED 11/17/2026 BY SYS