W DIV: W1/2 LOT 9 & ALL LOT 10 B
MCFARLANE PARK S/D. EX RD R/W.

WILSON JOHN G/WILSON PATRICIA
P O BOX 2061
LAKE CITY, FL 32056-2061

2027

00-00-00-12533-000

BUILDING CHARACTERISTICS

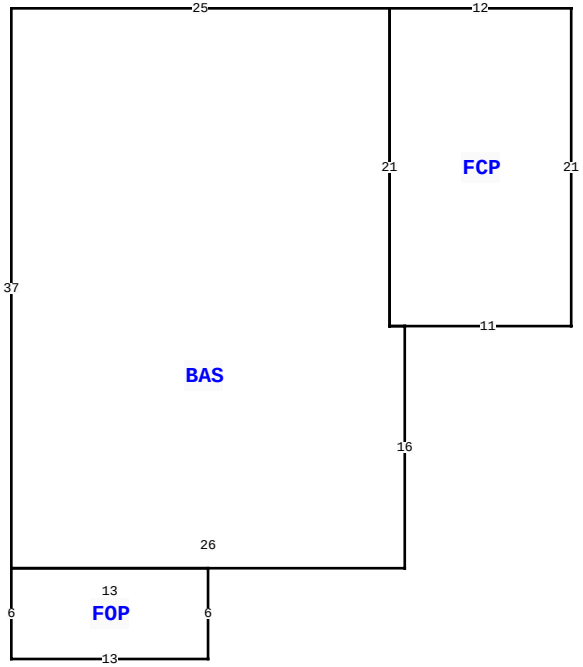
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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	941	100		941	45,168
FCP	252	25		63	3,024
FOP	78	30		23	1,104
TOTALS	1,271			1,027	49,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,027	103.8960	80.00	82,160	1950	1980	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 0 Heated Area: 941 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

972 SW BAYA DR, LAKE CITY

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	49,296
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	49,088
TOTAL MARKET VALUE	98,584
SOH/AGL Deduction	0
ASSESSED VALUE	98,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,584
TOTAL JUST VALUE	98,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1511	MAINT/ALTR	75	12/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/2491	3/24/2005	WD	Q	I		135,000

GRANTOR: BRYAN S BOYETTE & TER

GRANTEE: JOHN G & PATRICIA W

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S37 FOP= S6 E13 N6 W13$ E26 N16 FCP= E11 N21 W12S21 E1$ W1 N21$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	1900	C	PROF BLDG	0		*RSF	-275.00	110.00	8,250.00	SF		1.00	1.00	0.85	7.00	5.95	49,088							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.19 Total Land Value: 49,088 Market: 0 Agricultural: 0 Common: 49,088 PRINTED 11/16/2026 BY SYS