W DIV: LOT 20 & 21 BLOCK 5 MCFAR PARK S/D.

WILKINSON ANTHONY MARK SR/WILKINSON PAMELA DIANNE
4051 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2027

00-00-00-12551-000

BUILDING CHARACTERISTICS

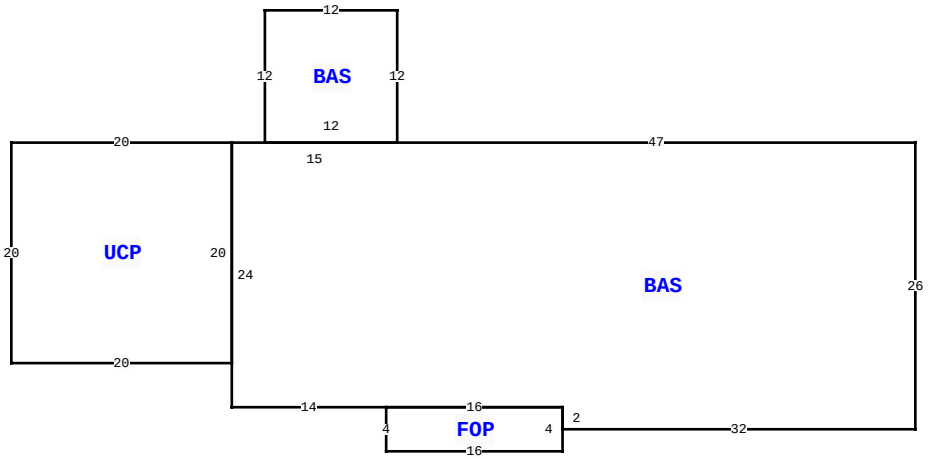
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	144	100		144	10,171
BAS	1,552	100		1,552	109,616
FOP	64	30		19	1,342
UCP	400	20		80	5,650
TOTALS	2,160			1,795	126,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	98.7840	108.66	195,045	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1696 HX Base Yr



263 SW WALL TER, 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	126,779
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	16,150
TOTAL MARKET VALUE	144,429
SOH/AGL Deduction	0
ASSESSED VALUE	144,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,429
TOTAL JUST VALUE	144,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
82	MAINT/ALTR	0	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1937	7/14/2017	WD	U	I	16	35,000
GRANTOR: DENNIS G, PHILLIP R &						
GRANTEE: ANTHONY MARK SR & P						
1340/1935	7/10/2017	WD	U	I	16	32,500
GRANTOR: MARILYN M NELSON						
GRANTEE: ANTHONY MARK SR & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 BAS= N12 W12 S12 E12$ W15 UCP= W20 S20 E20 N20$ S24 E14 FOP= S4 E16 N4 W16$E16 S2 E32 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		*RSF-2	0.00	0.00	12,920.00	SF		1.00	1.00	1.00	1.25	1.25	16,150							

REVIEW DATE 09/05/2018 BY HC Total Acres: 0.30 Total Land Value: 16,150 Market: 0 Agricultural: 0 Common: 16,150 PRINTED 11/17/2026 BY SYS