E DIV: LOT 10 OPALS ADDITION.

700-819, WD 1257-991, QC 1549-11

WILCOXSON TORREY T
148 SE SULTON LOOP
LAKE CITY, FL 32025

2027

00-00-00-12949-000

BUILDING CHARACTERISTICS

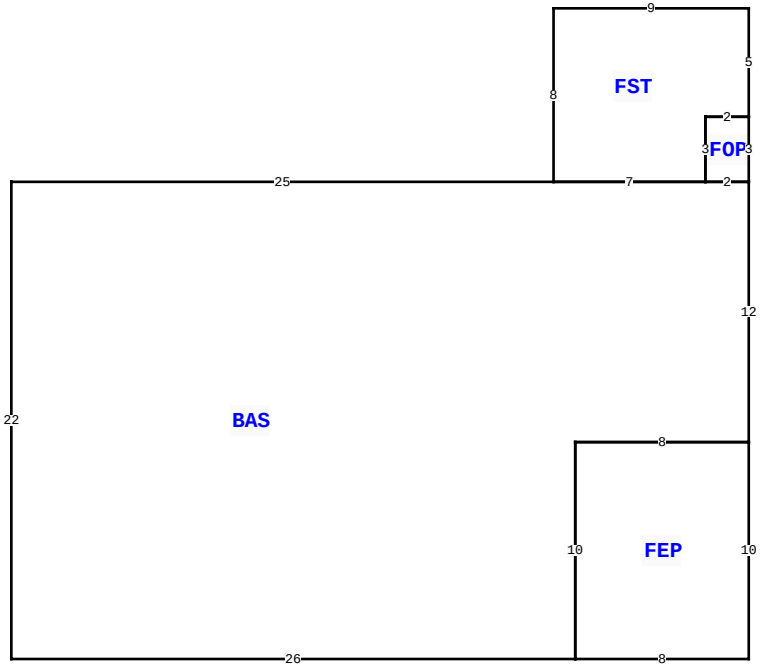
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	668	100		668	46,221
FEP	80	80		64	4,428
FOP	6	30		2	138
FST	66	55		36	2,491
TOTALS	820			770	53,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	770	96.7725	106.45	81,966	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 668 HX Base Yr



1005 SE BROCK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	53,278
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	7,674
TOTAL MARKET VALUE	61,552
SOH/AGL Deduction	0
ASSESSED VALUE	61,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,552
TOTAL JUST VALUE	61,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1194	6/12/2026	QC	U	I	11	100
GRANTOR: EDWARDS CORBIN L						
GRANTEE: WILCOXSON TORREY T						
1549/1147	8/31/2025	QC	U	I	11	100
GRANTOR: EDWARDS CLARENCE						
GRANTEE: EDWARDS CORBIN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S22 E26 FEP= E8 N10W8 S10$ N10 E8 N12 FOP= N3 W2S3 E2$ W2 FST= N3 E2 N5 W9 S8E7$ W7$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	-370.00	115.00	8,078.00	SF		1.00	1.00	1.00	0.95	0.95	7,674							

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.19 Total Land Value: 7,674 Market: 0 Agricultural: 0 Common: 7,674 PRINTED 11/17/2026 BY SYS