

E DIV: LOTS 5 & 6 EAST LAKE
 S/D. ORB 394-110, (DC FREDDIE
 LEWIS WILSON SR ORB 1315-1648)

WILSON DOROTHY M
 285 NE EVA CT
 LAKE CITY, FL 32055

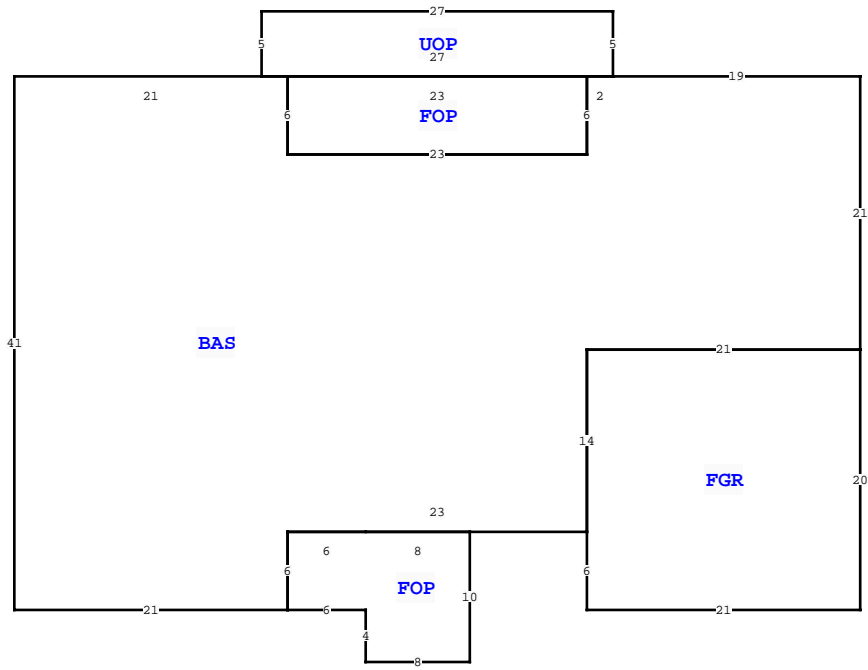
2026

00-00-00-13107-005


BUILDING CHARACTERISTICS		CONSTRUCTION			
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 Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	32317.090	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100		1,969	133,051
FGR	420	55		231	15,610
FOP	116	30		35	2,365
FOP	138	30		41	2,770
UOP	135	20		27	1,824
TOTALS	2,778			2,303	155,621

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,303	109.6920	122.86	282,947	1978	1978	10	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1969 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			174,781
TOTAL MARKET OB/XF VALUE			2,100
TOTAL LAND VALUE - MARKET			12,062
TOTAL MARKET VALUE			188,943
SOH/AGL Deduction			62,140
ASSESSED VALUE			126,803
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			75,392
TOTAL JUST VALUE			188,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W19 UOP= N5 W27 S5 E27\$W2 FOP= W23 S6 E23 N6\$ S6 W23N6 W21 S41 E21 FOP= E6 S4 E8 N10 W8 W6 S6\$ N6 E23 FGR= S6E21 N20 W21 S14\$ N14 E21 N21\$.	

EXTRA FEATURES																
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	0	1.00	UT	1,000.00	50	0	0	3	50	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	50	1995	1995	3	50	150	
4	0210	GARAGE U	0	100	0	0	1.00	UT	1,000.00	25	2016	2016	3	25	250	
TOTAL OB/XF 2,100																

LAND DESCRIPTION																								
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	142.00	162.00	21,161.00	SF		1.00	1.00	0.76	0.75	0.57	12,062							

