S DIV: LOT 1 BLOCK 4 WOODLAND GR
735-208, 846-572,

WILSON BRYAN A/WILSON JAYNE
1082 SE VIOLET PL
LAKE CITY, FL 32025

2026

00-00-00-13569-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

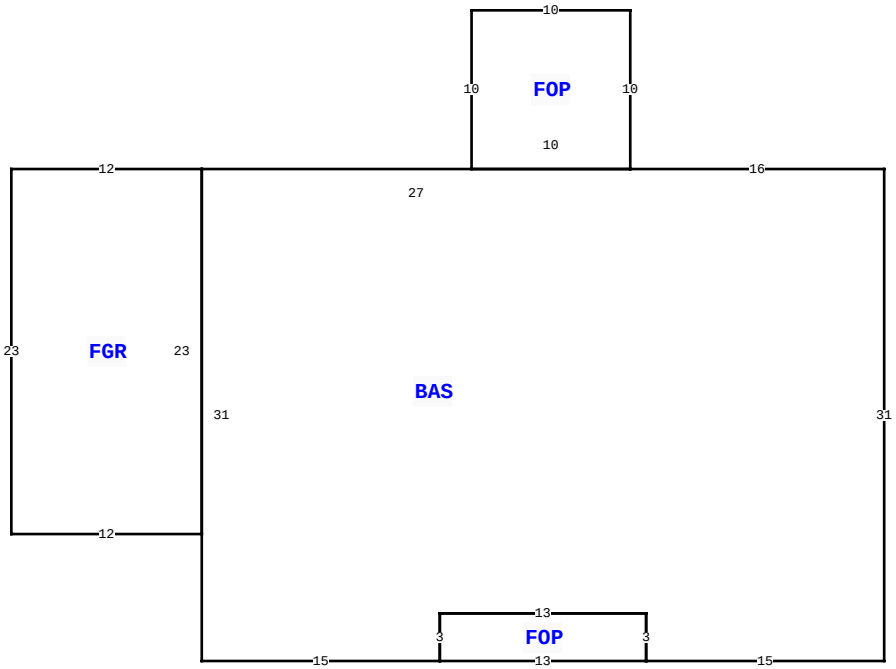
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100		1,294	113,010
FGR	276	55		152	13,275
FOP	39	30		12	1,048
FOP	100	30		30	2,620
TOTALS	1,709			1,488	129,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,488	119.6910	134.05	199,466	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 1998 Heated Area: 1294 HX Base Yr 1998



1082 SE VIOLET PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		129,952
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		153,892
SOH/AGL Deduction		55,568
ASSESSED VALUE		98,324
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,602
TOTAL JUST VALUE		153,892
NCON VALUE		3,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,327

LAND:1:1: 0.20 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047899	Roof Replacement	10,500	08/15/2023
659	MAINT/ALTR	0	07/25/2016
2024-000007			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0846/0572	9/23/1997	WD	Q	I		63,500

GRANTOR: EAGLE
GRANTEE: WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W27 S31 E15 N3 E13 S3 E15 N31 $
FGR=[ORIG=-43,0] W12 S23 E12 N23 $
FOP=[ORIG=-16,0] N10 W10 S10 E10 $
FOP=[ORIG=-28,31] E13 N3 W13 S3 $
.

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	100	60	10	600.00	UT	1.40	1.40	100	0	0	3	100	840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0030	BARN,MT	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2026	2025		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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	100		*RSF-2	105.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/13/2025 BY JB Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 01/12/2026 BY SYS