S DIV: LOT 2 & W 1/2 LOT 3
BLOCK E KRIPNER S/D
QC 1132-594, DC 1150-1264,

WILSON FRANK TYLER
239 SW BLUEBERRY PL
LAKE CITY, FL 32024-4354

2027

00-00-00-14201-000

BUILDING CHARACTERISTICS

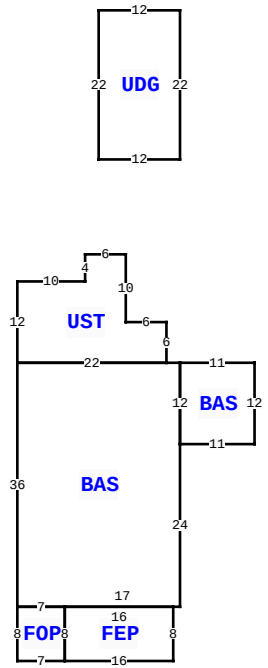
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	3,067
BAS	864	100		864	20,073
FEP	128	80		102	2,370
FOP	56	30		17	395
UDG	264	55		145	3,369
UST	252	45		113	2,625
TOTALS	1,696			1,373	31,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,373	60.3440	66.38	91,140	1930	1930	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 996 HX Base Yr



392 SE LEHIGH LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	31,899
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	12,188
TOTAL MARKET VALUE	44,187
SOH/AGL Deduction	0
ASSESSED VALUE	44,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,187
TOTAL JUST VALUE	44,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,768

SALE:1:1: W/D REPLACING AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/2219	8/19/2016	WD	Q	I	01	22,000
GRANTOR: ANNIE M NORRIS & ETAL						
GRANTEE: FRANK TYLER WILSON						
1132/0594	9/24/2007	QC	Q	I	01	100
GRANTOR: RUFUS HARRY SR						
GRANTEE: ANNIE M NORRIS (ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UST= N6 W6 N10 W6 S4W10 S12 E22$ W22 S36 FOP= S8 E7 N8 W7$ E7 FEP= S8 E16 N8 W16$ E17 N24 BAS= E11 N12 W11 S12$ N12 PTR=N30 UDG= N22 W12S22 E12 $ S30$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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-1	75.00	130.00	9,750.00	SF		1.00	1.00	1.00	1.25	1.25	12,188							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.22 Total Land Value: 12,188 Market: 0 Agricultural: 0 Common: 12,188 PRINTED 11/17/2026 BY SYS