LOT 5 10TH FAIRWAY VILLAS S/D.
674-520, 679-286, DC 805-2420,
WD 1157-1504, WD 1345-2744,

WATTS RANDALL BURTON
160 SW WREN CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-105

BUILDING CHARACTERISTICS

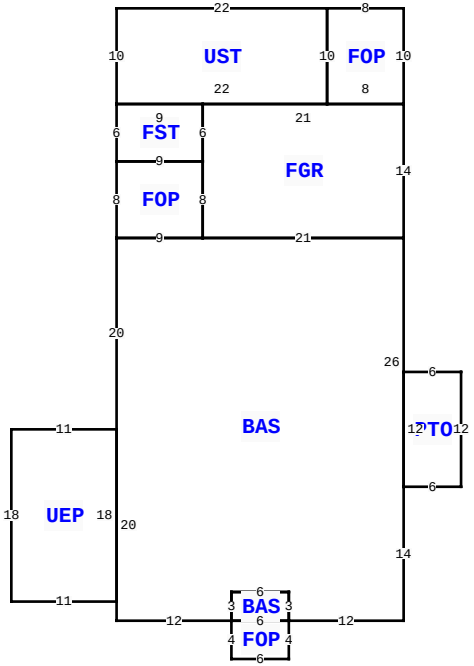
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18	100		18	1,431
BAS	1,182	100		1,182	94,002
FGR	294	55		162	12,884
FOP	24	30		7	556
FOP	72	30		22	1,750
FOP	80	30		24	1,908
FST	54	55		30	2,386
PTO	72	5		4	318
UEP	198	60		119	9,464
UST	220	45		99	7,873
TOTALS	2,214			1,667	132,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	111.2300	122.35	203,957	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1200 HX Base Yr 2018



160 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	12	19	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0060	CARPORT F	0	100	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	132,572
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	151,822
SOH/AGL Deduction	50,319
ASSESSED VALUE	101,503
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	50,092
TOTAL JUST VALUE	151,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/2744	9/25/2017	WD	U	I	30	98,500
GRANTOR: JASON R WATTS						
GRANTEE: RANDALL BURTON WATT						
1157/1504	8/25/2008	WD	Q	I		100,900
GRANTOR: VERNON E LAWRENCE						
GRANTEE: JASON R WATTS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W21 FST= W9 S6 E9 N6$ S6 FOP= W9 S8 E9 N8$ S8 BAS= W9 S20 UEP= W11 S18 E11N18$ S20 E12 FOP= S4 E6 N4 W6$ BAS= E6 N3 W6 S3$ N3 E6 S3 E12 N14 PTO= E6 N12 W6 S12$ N26 W21$ E21 N14$ FOP= N10 W8 UST= W22 S10 E22 N10$ S10 E8$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.18 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS