

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

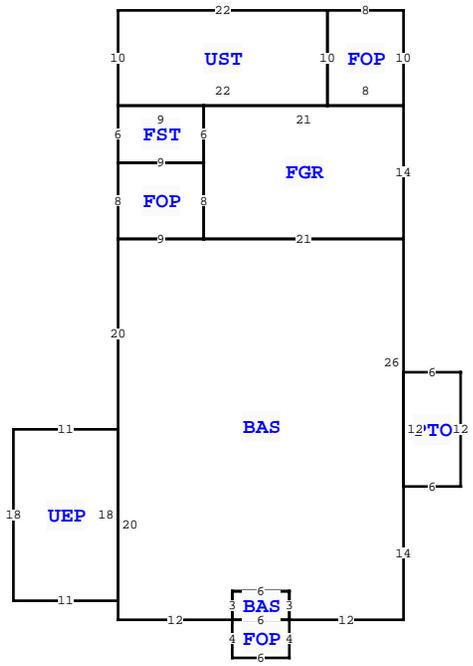
2026

01-4S-16-02678-105



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	18	100	
BAS	1,182	100	
FGR	294	55	
FOP	24	30	
FOP	72	30	
FOP	80	30	
FST	54	55	
PTO	72	5	
UEP	198	60	
UST	220	45	
TOTALS	2,214		

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	126.80	211,376	1984	1984	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 1200 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	137,394			
TOTAL MARKET OB/XF VALUE	3,500			
TOTAL LAND VALUE - MARKET	15,750			
TOTAL MARKET VALUE	156,644			
SOH/AGL Deduction	58,097			
ASSESSED VALUE	98,547			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	47,136			
TOTAL JUST VALUE	156,644			
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						

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

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

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											
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	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							