LOT 12 10TH FAIRWAY VILLAS S/D
ORB 675-773, 711-817, 743-175,

HOWARTH JUSTINA A
161 SW WREN CT
LAKE CITY, FL 32025-1441

2026

01-4S-16-02678-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

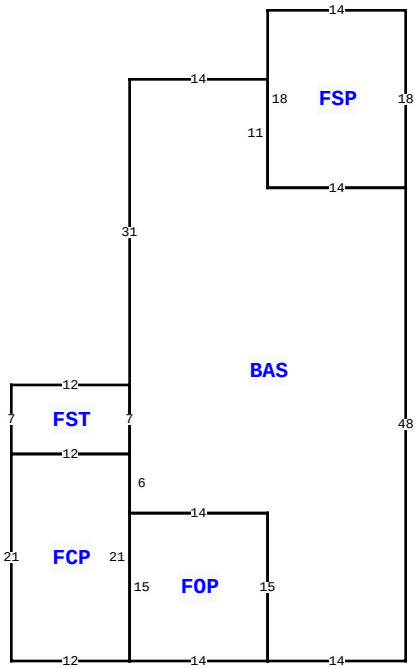
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	81,567
FCP	252	25		63	3,990
FOP	210	30		63	3,990
FSP	252	40		101	6,396
FST	84	55		46	2,913
TOTALS	2,086			1,561	98,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,561	117.8000	98.95	154,461	1986	1995	0	0	0	36.00	64.00

1 SFR/MH CON 100% - 2017 Heated Area: 1288 HX Base Yr 2017



161 SW WREN CT, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		98,855
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		118,805
SOH/AGL Deduction		54,090
ASSESSED VALUE		64,715
TOTAL EXEMPTION VALUE	HX HB	39,715
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0089	5/16/2016	WD	Q	I	01	73,000
GRANTOR: GLENDA GALE WILSON						
GRANTEE: JUSTINA A HOWARTH						
0952/1407	4/30/2002	WD	Q	I		66,000
GRANTOR: LEDA N BIVINS FKA LED						
GRANTEE: GLENDA GALE WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S31 FST= W12 S7 E12N7$ S7 FCP= W12 S21 E12 N21$ S6 FOP= S15 E14 N15 W14$ E14 S15 E14 N48 FSP= N18 W14 S18 E14$ W14 N11$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.18 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/12/2026 BY SYS