BEG AT SE COR OF NW1/4, RUN N
782.32 FT, W 2647.82 FT, SOUTH
775.29 FT, E 2647.84 FT TO POB

VINING FRED JR
694 SW WILDER CT
LAKE CITY, FL 32024

2027

02-5S-15-00427-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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	5000	IMPROVED AG

MAP NUM | MKT AREA 02

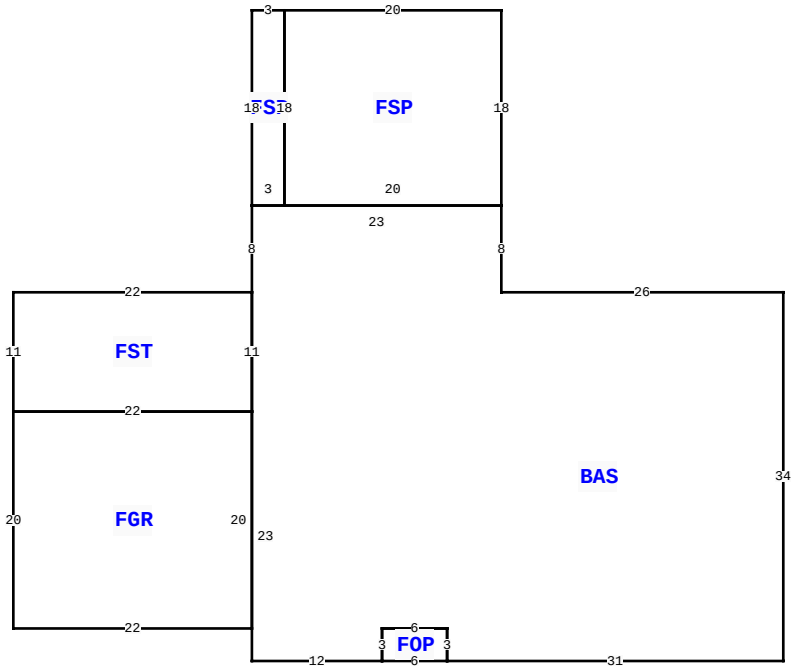
NEIGHBORHOOD/LOC 2515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100		1,832	152,375
FGR	440	55		242	20,128
FOP	18	30		5	416
FSP	54	40		22	1,830
FSP	360	40		144	11,977
FST	242	55		133	11,062
TOTALS	2,946			2,378	197,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	116.3250	127.96	304,289	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1832 HX Base Yr



694 SW WILDER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,788
TOTAL MARKET OB/XF VALUE		27,700
TOTAL LAND VALUE - MARKET		268,200
TOTAL MARKET VALUE		253,144
SOH/AGL Deduction		96,626
ASSESSED VALUE		156,518
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		100,107
TOTAL JUST VALUE		493,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7105	PUMP/UTPOL	25	05/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/0813	8/29/2011	WD	U	V	30	100

GRANTOR: DELMA VINING ESTATE (

GRANTEE: FRED VINING JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N8 FSP= N18 W20 FSP= W3 S18 E3 N18$ S18 E20 $ W23 S8 FST= W22 S11E22 N11$ S11 FGR= W22 S20 E22 N20$ S23 E12 FOP= E6 N3W6 S3$ N3 E6 S3 E31 N34$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1976	1976	3	40	14,336	
3	0040	BARN,POLE	0	100	49	24	1,176.00	UT	1.50	1.50	100	1976	1976	3	100	1,764	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	900	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
10	0040	BARN,POLE	0	100	40	54	2,160.00	UT	2.50	2.50	100	2016	2016	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 27,700

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		A-1	0.00	0.00	1.98	AC		1.00	1.00	1.00	6,000.00	6,000.00	11,880							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	1.00	445.00	445.00	10,235							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.72	AC		1.00	1.00	1.00	281.00	281.00	5,541							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	42.72	AC		1.00	1.00	1.00	6,000.00	6,000.00	256,320							

REVIEW DATE 07/07/2016 BY DF Total Acres: 44.70 Total Land Value: 27,656 Market: 256,320 Agricultural: 15,776 Common: 11,880 PRINTED 11/17/2026 BY SYS