LOT 4 SUZANNE S/D UNIT 5.
ORB 584-378, 655-280, 770-1845
890-1124, WD 1152-2241,

WILSON JOHN GARY II
248 SE KIWI WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-110

BUILDING CHARACTERISTICS

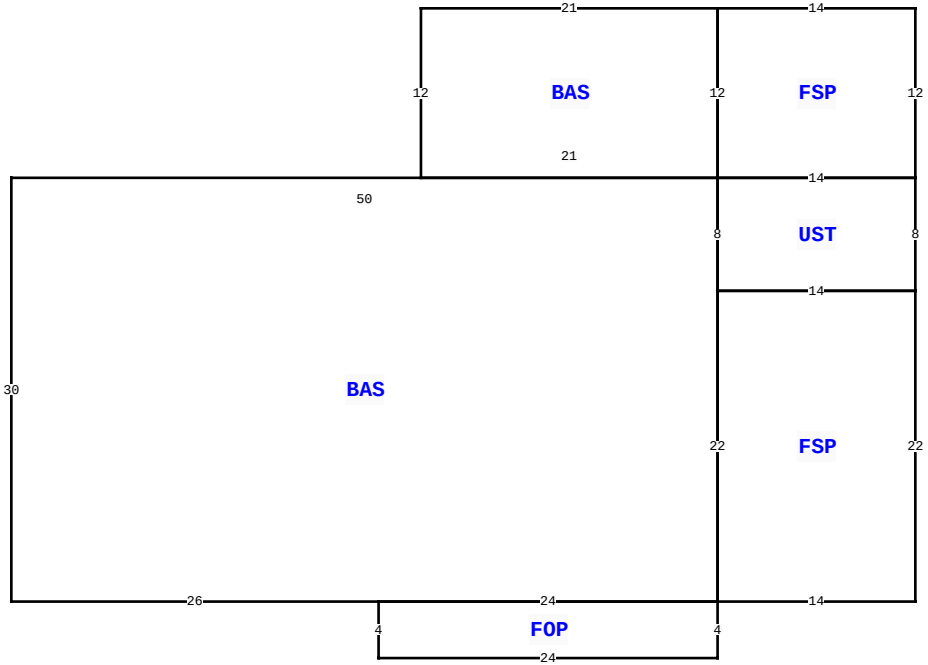
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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		3417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	18,491
BAS	1,500	100		1,500	110,068
FOP	96	30		29	2,128
FSP	168	40		67	4,917
FSP	308	40		123	9,025
UST	112	45		50	3,669
TOTALS	2,436			2,021	148,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	102.6260	112.89	228,151	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1752 HX Base Yr 2009



248 SE KIWI WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,298
TOTAL MARKET OB/XF VALUE	9,598
TOTAL LAND VALUE - MARKET	23,125
TOTAL MARKET VALUE	181,021
SOH/AGL Deduction	61,954
ASSESSED VALUE	119,067
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	67,656
TOTAL JUST VALUE	181,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045832	Roof Replacement	13,690	11/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/2241	6/19/2008	WD	Q	I		168,000
GRANTOR: COONCE						
GRANTEE: JOHN GARY WILSON II						
0890/1124	10/20/1999	WD	Q	I		82,500
GRANTOR: HIGGS						
GRANTEE: COONCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W21 S12 E21$ BAS= W50 S30 E26 FOP= S4 E24 N4 W24$ E24 FSP= E14 N22 W14 S22$ N22 UST= E14 N8 W14 S8$ N8 FSP= E14 N12 W14 S12$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
5	0252	LEAN-TO W/	0	100	12	16	192.00	UT	2.00	2.00	50	1993	1993	3	50	192	
6	0282	POOL ENCL	0	100	24	24	576.00	UT	15.00	15.00	100	2012	2012	3	40	3,456	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 9,598

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.77 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/17/2026 BY SYS