

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

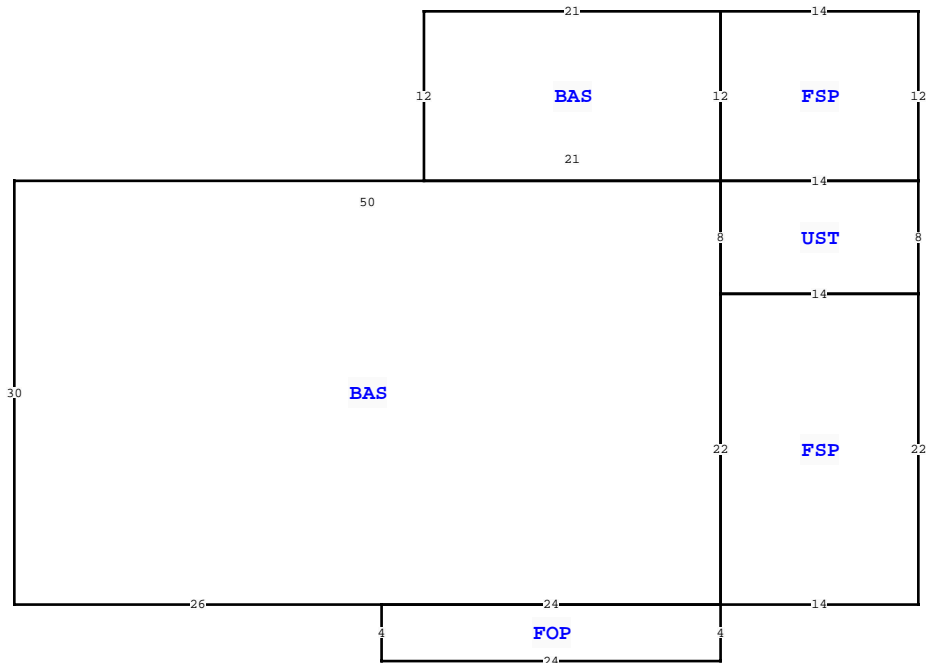
2026

03-4S-17-07570-110



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	252	100	
BAS	1,500	100	
FOP	96	30	
FSP	168	40	
FSP	308	40	
UST	112	45	
TOTALS	2,436		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2009	114.94	232,294	1989	1989	0	0	0	35.00	65.00
Heated Area: 1752 HX Base Yr 2009												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			150,991
TOTAL MARKET OB/XF VALUE			9,598
TOTAL LAND VALUE - MARKET			23,125
TOTAL MARKET VALUE			183,714
SOH/AGL Deduction			68,115
ASSESSED VALUE			115,599
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			64,188
TOTAL JUST VALUE			183,714
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

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

EXTRA FEATURES		248 SE KIWI WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0120	CLFENCE 4	0 100 0 0
4	0294	SHED WOOD/	0 100 0 0
5	0252	LEAN-TO W/	0 100 12 16
6	0282	POOL ENCL	0 100 24 24
7	0080	DECKING	0 100 0 0
8	0169	FENCE/WOOD	0 100 0 0
9	0251	LEAN TO W/	0 100 0 0

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
192.00	UT	2.00	2.00	50	1993	1993	3	50	192	
576.00	UT	15.00	15.00	100	2012	2012	3	40	3,456	
1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
1.00	UT	0.00	0.00	100	2012	2012	3	100	350	

BUILDING NOTES	
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\$.	

LAND DESCRIPTION		TOTAL OB/XF												9,598										
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	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							