

LOT 11 SUZANNE S/D UNIT 5.
749-2174, 756-92, 799-1707, 837-

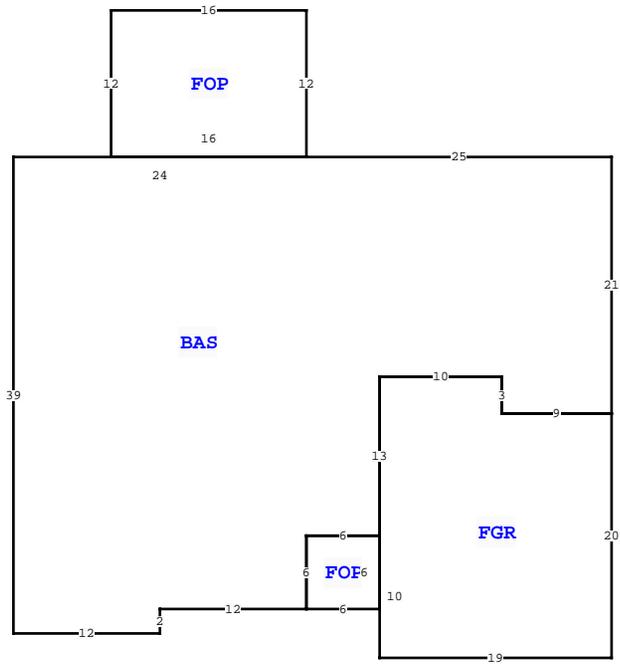
BEATY JOSHUA/BEATY ANGELICA
118 SE WILDERNESS DR
LAKE CITY, FL 32025

2026

03-4S-17-07570-117

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	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	1,467	100	
FGR	410	55	
FOP	36	30	
FOP	192	30	
TOTALS	2,105		

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%	- 2026									
				Heated Area: 1467				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			209,517
TOTAL MARKET OB/XF VALUE			3,028
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			231,045
SOH/AGL Deduction			0
ASSESSED VALUE			231,045
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			179,634
TOTAL JUST VALUE			231,045
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051908	Roof Replacement	15,873	12/20/2024
25976	SFR	471	07/02/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1532/1257	1/28/2025	WD Q	Q	I	01	250,000
GRANTOR: MERCER KODIE						
GRANTEE: BEATY JOSHUA						
1451/2416	10/27/2021	WD Q	Q	I	01	230,000
GRANTOR: ROBERTS MIKE W						
GRANTEE: MERCER KODIE						

EXTRA FEATURES		118 SE WILDERNESS DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0294	SHED WOOD/	0 100
3	0296	SHED METAL	0 100

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
						726.00	UT	3.00	3.00	100	2007	2007	3	100	2,178	
						1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
						1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
TOTAL OB/XF 3,028																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FOP= N12 W16 S12 E16\$ W24 S39 E12 N2 E12 FOP= E6 N6 W6 S6\$ N6 E6 FGR= S10 E19 N20 W9 N3 W10 S13\$ N13 E10 S3 E9 N21\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,028																						
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	1.00	18,500.00	18,500.00	18,500							