LOT 12 UNIT 5 SUZANNE S/D.
575-509, 666-503, 959-1042, 978-

TERRY CLAYTON A/TERRY STEPHANIE M
121 SE WILDERNESS DR
LAKE CITY, FL 32025

2026

03-4S-17-07570-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

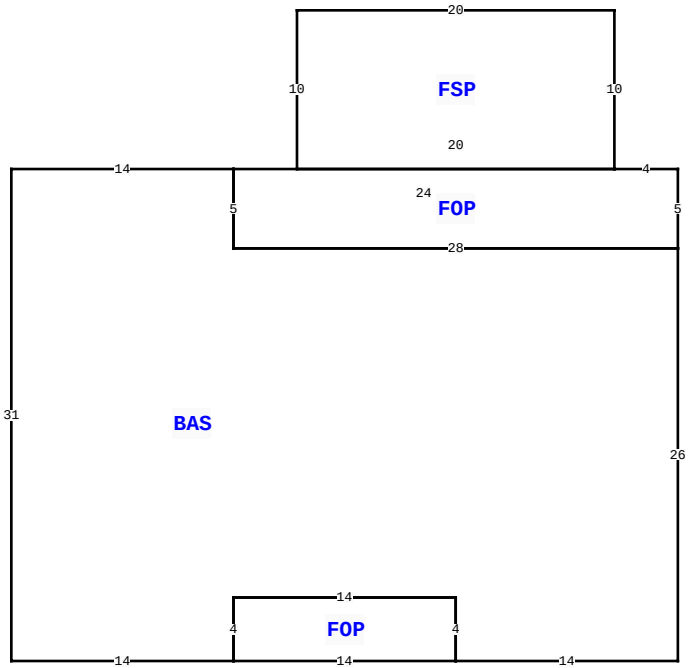
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1,106	100		1,106	133,826
FOP	56	30		17	2,057
FOP	140	30		42	5,082
FSP	200	40		80	9,680
TOTALS	1,502			1,245	150,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	135.0440	151.25	188,306	1986	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1106 HX Base Yr 2025



121 SE WILDERNESS DR, 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		150,645
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		175,145
SOH/AGL Deduction		0
ASSESSED VALUE		175,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,734
TOTAL JUST VALUE		175,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34790	MAINT/ALTR	70	12/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/51	12/14/2023	WD	Q	I	01	205,000
GRANTOR: CLODFELTER ROY T						
GRANTEE: TERRY CLAYTON A						
1036/0531	1/21/2005	WD	Q	I		83,400
GRANTOR: FRANCES E GREEN AS PR						
GRANTEE: ROY T & MELISSA CLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S31 E14 FOP= E14 N4W14 S4$ N4 E14 S4 E14 N26 FOP= N5 W4 FSP= N10 W20 S10 E20$ W24 S5 E28$ W28N5 $.

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	880.00	880.00	100	0	0	3	100	880	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	8	12	1.00	UT	320.00	320.00	100	1993	1993	3	100	320	
6	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2004	2004	3	100	1,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/12/2024 BY TP Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/09/2026 BY SYS