S1/2 OF S1/2 OF NW1/4 OF SW1/4 &
& PART OF SEC 01-2S-16 BEING DES
SE COR OF NE1/4 OF SE1/4 & SE1/4

WILSON JOHN G/WILSON PATRICIA C
P O BOX 2061
LAKE CITY, FL 32056

2027

06-2S-17-04674-000

BUILDING CHARACTERISTICS

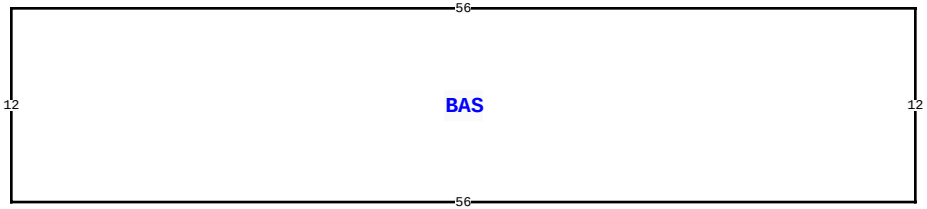
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	6217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,566
TOTALS	672			672	9,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	59.3100	35.59	23,916	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



661 NW CANSA RD, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0030	BARN,MT	0	0	30	36	1,080.00	UT	6.30	6.30	100	2010	2010	3	100	6,804	
2	0261	PRCH, UOP	0	0	8	36	288.00	UT	4.90	4.90	100	2010	2010	3	100	1,411	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0083	DOCK-LAKE	0	0	0	0	176.00	UT	8.05	8.05	100	2010	2010	3	40	567	
5	0040	BARN,POLE	0	0	15	60	900.00	UT	1.75	1.75	100	2010	2010	3	100	1,575	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,566
TOTAL MARKET OB/XF VALUE	21,457
TOTAL LAND VALUE - MARKET	228,000
TOTAL MARKET VALUE	49,151
SOH/AGL Deduction	0
ASSESSED VALUE	49,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,151
TOTAL JUST VALUE	259,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0880/0679	5/07/1999	WD	Q	V		69,200
GRANTOR: BOYER, ANDERSON ETAL						
GRANTEE: J G & PATRICIA WILS						
0810/0363	7/12/1995	QC	Q	V	01	0
GRANTOR: WALTER & JOE ANN JARR						
GRANTEE: TYRIE A & TYRIE W B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 21,457

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	49.50	AC		1.00	1.00	1.00	227.00	227.00	11,236							
3	5500	A	TIMBER 2	0			0.00	0.00	6.50	AC		1.00	1.00	1.00	445.00	445.00	2,892							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	56.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	224,000							

REVIEW DATE 07/22/2015 BY DF Total Acres: 57.00 Total Land Value: 18,128 Market: 224,000 Agricultural: 14,128 Common: 4,000 PRINTED 11/17/2026 BY SYS