

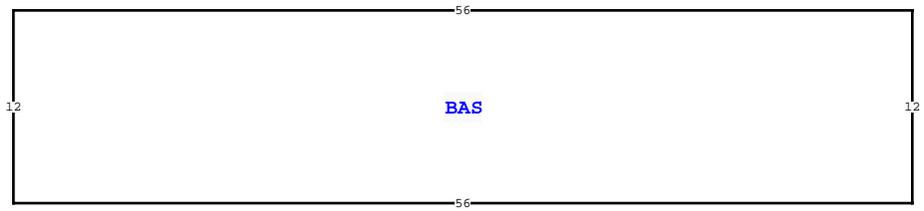
S1/2 OF S1/2 OF NW1/4 OF SW1/4 &
 & PART OF SEC 01-2S-16 BEING DES
 SE COR OF NE1/4 OF SE1/4 & SE1/4

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

2026

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 Floor	14	CARPET 90
Interior Floor	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 Units	01	CONV 100 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
BAS	672	100
TOTALS	672	9,566

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MOBILE HME	0%	0									Heated Area: 672 HX Base Yr													
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/11/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/11/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/11/2025	MLU																				

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	199,500		
TOTAL MARKET VALUE	48,651		
SOH/AGL Deduction	340		
ASSESSED VALUE	48,311		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	48,311		
TOTAL JUST VALUE	230,523		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	230,523		

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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0030	BARN, MT	0	0	30	36	1,080.00	UT	6.30	6.30
2	0261	PRCH, UOP	0	0	8	36	288.00	UT	4.90	4.90
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00
4	0083	DOCK-LAKE	0	0	0	0	176.00	UT	8.05	8.05
5	0040	BARN, POLE	0	0	15	60	900.00	UT	1.75	1.75
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00

TOTAL OB/XF														21,457										
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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
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	3,500.00	3,500.00	196,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E56 N12\$.