LOT 1 RICHMOND ESTATES ADD.
ORB 833-2009, 841-1738, 1013-

WILCOXSON TYRA D
PO BOX 5293
TALLAHASSEE, FL 32314

2027

06-4S-17-07979-151

BUILDING CHARACTERISTICS

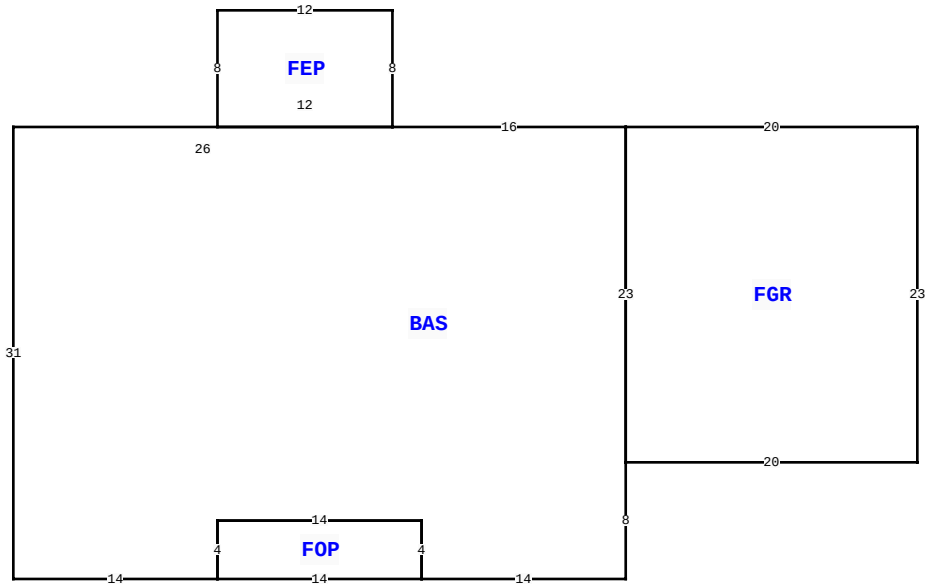
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100		1,246	116,563
FEP	96	80		77	7,204
FGR	460	55		253	23,668
FOP	56	30		17	1,590
TOTALS	1,858			1,593	149,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,593	118.1160	129.93	206,978	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 1246 HX Base Yr



948 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	0	0	0	936.00	UT	2.00	2.00	100	1997	1997	3	100	1,872	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	149,024
TOTAL MARKET OB/XF VALUE	1,872
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	169,396
SOH/AGL Deduction	0
ASSESSED VALUE	169,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,396
TOTAL JUST VALUE	169,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,103

LAND:1:1: .31 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
909	SFR	0	03/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/2782	8/15/2018	WD	Q	I	01	122,000
GRANTOR: DAVID M & ALLISON ANT						
GRANTEE: TYRA D WILCOXSON						
1013/2901	4/27/2004	WD	Q	I		106,800
GRANTOR: TERESA WAINWRIGHT						
GRANTEE: ANTKOWIAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N8 W12 S8 E12$W26 S31 E14 FOP= E14 N4 W14 S4$
N4 E14 S4 E14 N8 FGR= E20N23 W20 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,872

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	0		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 09/16/2016 BY DF Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS