60 FT N & S BY 100 FT E & W IN
SE COR OF THE N 2.10 AC OF
N1/2 OF S1/2 OF NW1/4 OF NW1/4

WILSON MICHAEL/WILSON MICHELLE
170 SW WINTER WAY
LAKE CITY, FL 32025

2027

06-4S-17-08038-000

BUILDING CHARACTERISTICS

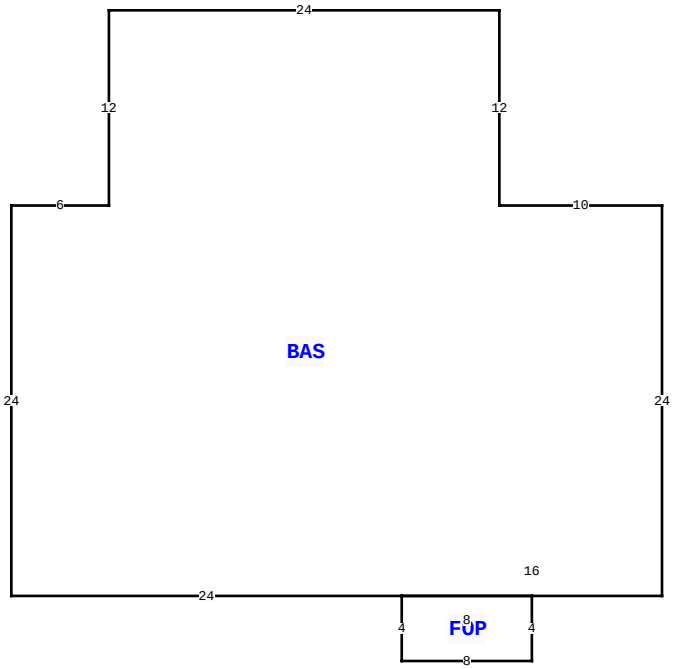
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	115,793
FOP	32	30		10	928
TOTALS	1,280			1,258	116,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	118.8000	130.68	164,395	1996	1996	0	0	0	29.00	71.00

2 SINGLE FAM 100% - 1997 Heated Area: 1248 HX Base Yr 1997



170 SW WINTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,720
TOTAL MARKET OB/XF VALUE		396
TOTAL LAND VALUE - MARKET		2,599
TOTAL MARKET VALUE		119,715
SOH/AGL Deduction		38,858
ASSESSED VALUE		80,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,446
TOTAL JUST VALUE		119,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11048	SFR	225	04/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/1704	3/26/1996	WD	Q	I	02	0
GRANTOR: TERRY WILSON						
GRANTEE: MICHAEL & MICHELLE						
0755/0193	12/22/1991	WD	Q	I	02	0
GRANTOR: WILSON LUCY						
GRANTEE: TERRY WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N12 W24 S12 W6 S24 E24 FOP= S4 E8 N4 W8$ E16 N24$.

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	11	24	264.00	UT	1.50	1.50	100	1996	1996	3	100	396	

LAND DESCRIPTION

TOTAL OB/XF 396

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/MH	60.00	100.00	0.11	AC		1.00	1.00	1.89	12,500.00	23,625.00	2,599							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.11 Total Land Value: 2,599 Market: 0 Agricultural: 0 Common: 2,599 PRINTED 11/16/2026 BY SYS