COMM NW COR OF NE1/4 OF SE1/4, R
S 393.40 FT FOR POB, CONT S 874.
NORMA JEAN LANE, RUN E ALONG R/W

WIGGS WAYNE M/WIGGS LUANN M
361 SW NORMA JEAN GLN
LAKE CITY, FL 32024

2027

06-6S-17-09615-008

BUILDING CHARACTERISTICS

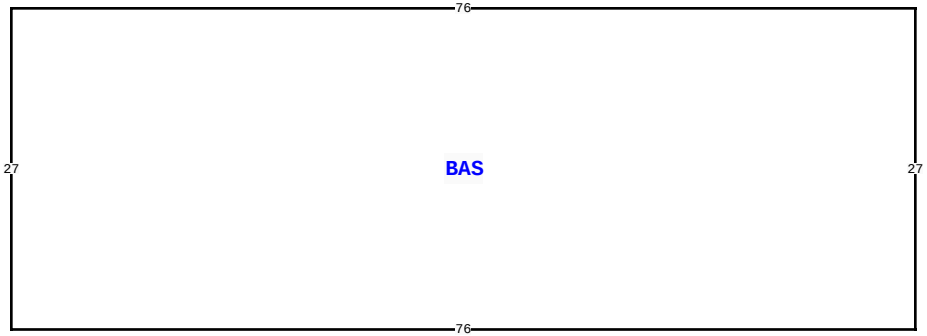
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	182,466
TOTALS	2,052			2,052	182,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	116.6000	108.44	222,519	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 2052 HX Base Yr 2017



361 SW NORMA JEAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0031	BARN,MT AE	0	100	18	25	450.00	UT	11.00	11.00	100	2017	2017	3	100	4,950	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,466
TOTAL MARKET OB/XF VALUE		15,850
TOTAL LAND VALUE - MARKET		110,770
TOTAL MARKET VALUE		211,963
SOH/AGL Deduction		141,627
ASSESSED VALUE		70,336
TOTAL EXEMPTION VALUE	HX HB	45,336
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		309,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33412	M H	411	09/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/2637	1/17/2020	WD	U	I	30	100
GRANTOR: JANET F SCHAAFSMA & W						
GRANTEE: WAYNE M & LUANN M W						
1324/2271	10/28/2016	WD	Q	I	01	142,500
GRANTOR: DONALD L JR & ANGELA						
GRANTEE: WAYNE M & LUANN M W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 15,850

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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,660							

REVIEW DATE 10/03/2017 BY DF Total Acres: 10.07 Total Land Value: 13,647 Market: 99,660 Agricultural: 2,537 Common: 11,110 PRINTED 11/16/2026 BY SYS