COMM SE COR OF NE1/4 OF SE1/4, W
TO W R/W SR-41 N ALONG RD 606.65
299.99 FT, N 271.30 FT, E 300.19

WILKINSON KATHLEEN L/WILKINSON JAMES L
2550 SW MAIN BLVD
LAKE CITY, FL 32025

2026

07-4S-17-08136-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/11/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,150
TOTAL MARKET VALUE	101,150
SOH/AGL Deduction	178
ASSESSED VALUE	100,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,972
TOTAL JUST VALUE	101,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/2799	8/20/2014	WD	U	V	37	60,000
GRANTOR: CAROL CALLELLO						
GRANTEE: KATHLEEN L & JAMES						
0474/0520	7/01/1981	WD	Q	V		55,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		CI	250.00	300.00	59,500.00	SF		1.00	1.00	0.85	2.00	1.70	101,150							

REVIEW DATE 04/11/2024 BY MLU Total Acres: 1.37 Total Land Value: 101,150 Market: 0 Agricultural: 0 Common: 101,150 PRINTED 05/08/2026 BY SYS