LOT 38 ROLLING OAKS.

745-2024, DC 1438-2626, WD 1438-

WIDERGREN TODD E/WIDERGREN SHELIA
127 NW TREELINE GLN
LAKE CITY, FL 32055

2027

09-3S-16-02049-151

BUILDING CHARACTERISTICS

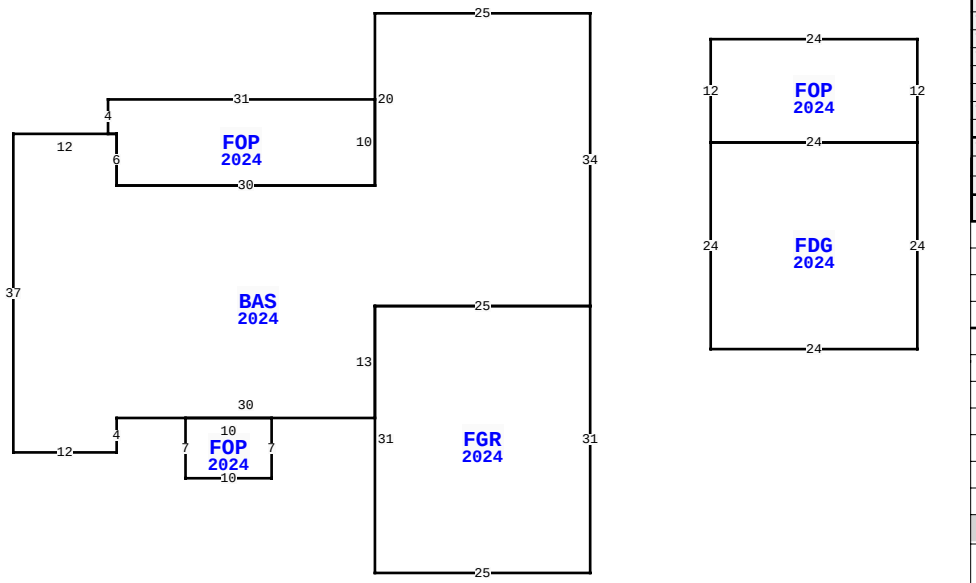
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100	2024	2,104	263,349
FDG	576	60	2024	346	43,307
FGR	775	55	2024	426	53,321
FOP	70	30	2024	21	2,628
FOP	288	30	2024	86	10,764
FOP	304	30	2024	91	11,391
TOTALS	4,117			3,074	384,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,074	116.1090	127.72	392,611	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2104 HX Base Yr 2024



127 NW TREELINE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	300.00	UT	3.00	3.00	100	2024	2023		100	900	
2	0280	POOL R/CON	0	100	27	15	405.00	UT	70.00	70.00	100	2024	2023		98	27,783	
3	0282	POOL ENCL	0	100	31	69	1,209.00	UT	15.00	15.00	100	2024	2023		90	16,322	
4	0166	CONC,PAVMT	0	100	0	0	804.00	UT	3.00	3.00	100	2024	2023		100	2,412	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	384,759
TOTAL MARKET OB/XF VALUE	47,417
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	487,176
SOH/AGL Deduction	114,829
ASSESSED VALUE	372,347
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	315,936
TOTAL JUST VALUE	487,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048740	Screen Enclosure	19,000	11/28/2023
000047971	Swimming Pool and	75,400	08/23/2023
000046995	New Residential C	350,000	04/19/2023
000046033	New Residential C	25,000	03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/303	2/13/2024	QC	U	I	11	0
GRANTOR: WIDERGREN TODD E						
GRANTEE: WIDERGREN TODD E						
1472/858	7/27/2022	WD	Q	V	01	75,000
GRANTOR: GOLDEN MICHAEL ROSS						
GRANTEE: WIDERGREN TODD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W25 S20 W30 N6 W12 S37 E12 N4 E30 N13 E25 N34 $
FGR=[YR=2024;ORIG=45,44] E25 S31 W25 N31 $
FDG=[YR=2024;ORIG=84,25] E24 S24 W24 N24 $
FOP=[YR=2024;ORIG=45,20] W31 S4 E1 S6 E30 N10 $
FOP=[YR=2024;ORIG=84,13] E24 S12 W24 N12 $
FOP=[YR=2024;ORIG=23,57] E10 S7 W10 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,417

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 5.47 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS