BEG SW COR OF E1/2 OF SW1/4 OF S
331.22 FT, N 300 FT, E 231.22 FT
W 231.22 FT, N 40 DEG W 515.82 F

WILBUR DOUGLAS J
511 NE 33 CT
POMPANO BEACH, FL 33064

2027

09-4S-17-08301-031

BUILDING CHARACTERISTICS

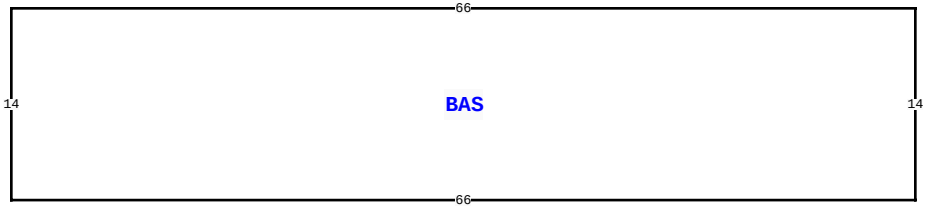
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,337
TOTALS	924			924	21,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	96.2100	57.73	53,343	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



465 SE GATOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
2	0031	BARN,MT AE	0	0	24	32	768.00	UT	9.00	9.00	100	2017	2017	3	100	6,912	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,337
TOTAL MARKET OB/XF VALUE	10,412
TOTAL LAND VALUE - MARKET	28,296
TOTAL MARKET VALUE	60,045
SOH/AGL Deduction	392
ASSESSED VALUE	59,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,653
TOTAL JUST VALUE	60,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,045

SALE:2:1: 11.19 AC @ 2000 PER ACRE.

SALE:1:1: 10.21 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8638	M H	125	07/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0172	8/14/2020	WD	U	I	37	27,500
GRANTOR: WAYNE MILLER & ETAL						
GRANTEE: DOUGLAS J WILBUR						
1419/0171	8/14/2020	PR	U	I	19	27,500
GRANTOR: WAYNE MILLER						
GRANTEE: DOUGLAS J WILBUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,412

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	0		A-1	0.00	0.00	10.48	AC		1.00	1.00	0.30	9,000.00	2,700.00	28,296							

REVIEW DATE 04/11/2017 BY BC Total Acres: 10.48 Total Land Value: 28,296 Market: 0 Agricultural: 0 Common: 28,296 PRINTED 11/17/2026 BY SYS