POB, N 140 FT, W 210 FT, N 367.9 FT, S 234.36 FT, E 9.09 FT, S 27 FT TO POB, EX BEG NE COR OF LOT

WILSON WEDWORTH
556 NW SCARBOROUGH LN
LAKE CITY, FL 32024

**2026**

**09-4S-17-08301-047**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

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

235 SE WOODHAVEN ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 1,600 |
| TOTAL LAND VALUE - MARKET | 29,436 |
| TOTAL MARKET VALUE | 31,036 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 31,036 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 31,036 |
| TOTAL JUST VALUE | 31,036 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 31,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1438/218 | 5/20/2021 | WD | Q | I | 01 | 39,000 |
| GRANTOR: WALTRIP GREGORY S | | | | | | |
| GRANTEE: WILSON WEDWORTH | | | | | | |
| 1216/1602 | 6/14/2011 | WD | U | I | 18 | 100 |
| GRANTOR: FLORIDA CREDIT UNION | | | | | | |
| GRANTEE: GREGORY S & LISA H | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,600 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,600

| 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 | 0700 | C | MISC RES | 0 | | A-1 | 0.00 | 0.00 | 0.78 | AC | | 1.00 | 1.00 | 0.85 | 8,000.00 | 6,800.00 | 5,304 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 0.87 | AC | | 1.00 | 1.00 | 1.00 | 8,600.00 | 8,600.00 | 7,482 | | | | | | | |
| 3 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 18,500.00 | 16,650.00 | 16,650 | | | | | | | |

REVIEW DATE 04/10/2017 BY BC Total Acres: 1.99 Total Land Value: 29,436 Market: 0 Agricultural: 0 Common: 29,436 PRINTED 03/27/2026 BY SYS