

COMM SE COR OF NW1/4, N 38.89 FT
TROY ST, W 182.97 FT, W 270.47 F
POB, N 304 FT, W 218.30 FT, S 30

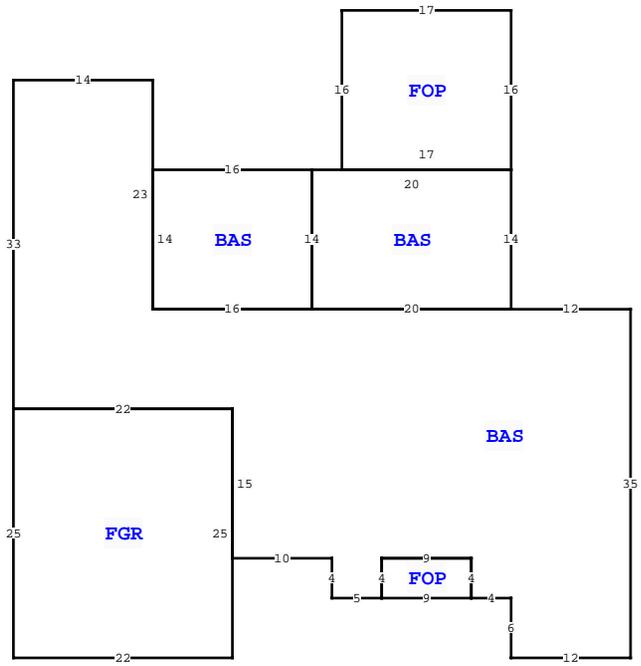
WILBUR DANIEL L/WILBUR SUSAN J
873 SW TROY ST
LAKE CITY, FL 32024

2026

10-4S-16-02849-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	224	100	
BAS	280	100	
BAS	1,698	100	
FGR	550	55	
FOP	36	30	
FOP	272	30	
TOTALS	3,060		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 2202						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			264,232
TOTAL MARKET OB/XF VALUE			18,425
TOTAL LAND VALUE - MARKET			23,115
TOTAL MARKET VALUE			305,772
SOH/AGL Deduction			26,266
ASSESSED VALUE			279,506
TOTAL EXEMPTION VALUE	HX HB 98	279,506	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			305,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036662	Roof Replacement		08/01/2024
17365	ADDN SFR	65	08/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2737	7/30/2025	WD	Q	I	01	420,000
GRANTOR: DOUGLAS JONELL L						
GRANTEE: WILBUR DANIEL L						
1529/2640	12/19/2024	LE	U	I	14	100
GRANTOR: DOUGLAS JONELL L						
GRANTEE: DOUGLAS JONELL L (E)						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100
3	0040	BARN, POLE	0	100	20	60	1,200.00	UT	5.00	5.00	100
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
6	0060	CARPORT F	0	100	14	20	280.00	UT	5.00	5.00	100
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
8	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	2.50	100
9	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.01	AC	

BUILDING NOTES											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
INC DATE											

BUILDING DIMENSIONS											
BAS= W12 BAS= N14 FOP= N16 W17 S16 E17\$ W20 S14 E20\$ W20 BAS= N14 W16 S14 E16\$ W16 N23 W14 S33 FGR= S25 E22 N25 W22\$ E22 S15 E10 S4 E5FOP= E9 N4 W9 S4\$ N4 E9 S4 E4S6 E12 N35\$.											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	2.01	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,115						

