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 SUSAN J
873 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02849-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	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

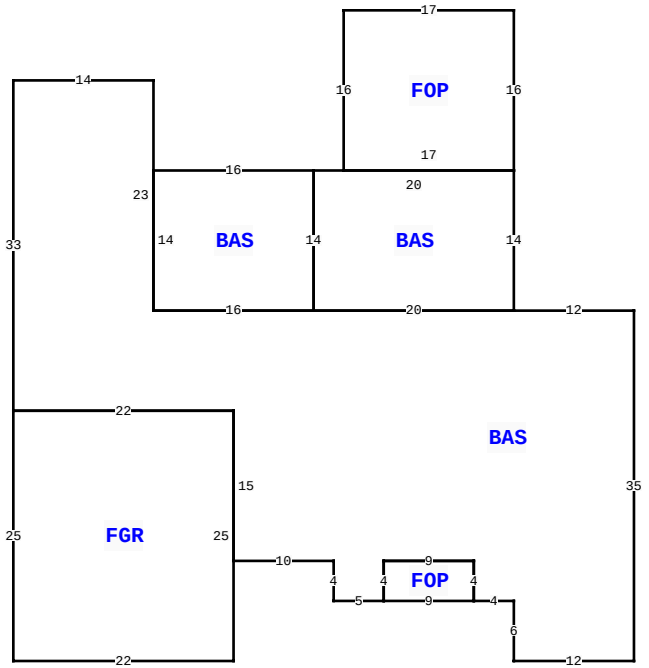
NEIGHBORHOOD/LOC 10416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	22,385
BAS	280	100		280	27,980
BAS	1,698	100		1,698	169,682
FGR	550	55		302	30,179
FOP	36	30		11	1,100
FOP	272	30		82	8,195
TOTALS	3,060			2,597	259,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,597	121.1280	133.24	346,024	1988	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 2202 HX Base Yr 2026



873 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		259,518
TOTAL MARKET OB/XF VALUE		18,425
TOTAL LAND VALUE - MARKET		23,115
TOTAL MARKET VALUE		301,058
SOH/AGL Deduction		13,167
ASSESSED VALUE		287,891
TOTAL EXEMPTION VALUE	HX HB 98	287,891
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		301,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,772

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
1580/464	10/20/2026	LE	U	I	14	100
GRANTOR: WILBUR SUSAN J (ENH L						
GRANTEE: WILBUR MELANIE S (R						
1545/2737	7/30/2025	WD	Q	I	01	420,000
GRANTOR: DOUGLAS JONELL L						
GRANTEE: WILBUR DANIEL L						

BUILDING NOTES

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$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
3	0040	BARN,POLE	0	100	20	60	1,200.00	UT	5.00	5.00	100	2007	2007	3	100	6,000	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0060	CARPORT F	0	100	14	20	280.00	UT	5.00	5.00	100	2007	2007	3	100	1,400	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
8	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	2.50	100	2007	2007	3	100	1,125	
9	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	65	3,900	

TOTAL OB/XF 17,225

LAND DESCRIPTION

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	2.01	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,115							

REVIEW DATE 10/10/2025 BY TP Total Acres: 2.01 Total Land Value: 23,115 Market: 0 Agricultural: 0 Common: 23,115 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NW1/4, N 38.89 FT
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POB, N 304 FT, W 218.30 FT, S 30

WILBUR SUSAN J
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LAKE CITY, FL 32024

2027

10-4S-16-02849-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

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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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF 1,200

LAND DESCRIPTION

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

REVIEW DATE 10/10/2025 BY TP — Total Acres: 2.01 — Total Land Value: 23,115 — Market: 0 — Agricultural: 0 — Common: 23,115 — PRINTED 11/17/2026 BY SYS