

LOT 9, BLOCK B, OAKHAVEN S/D.
566-237, 596-540, 803-994, 803-9

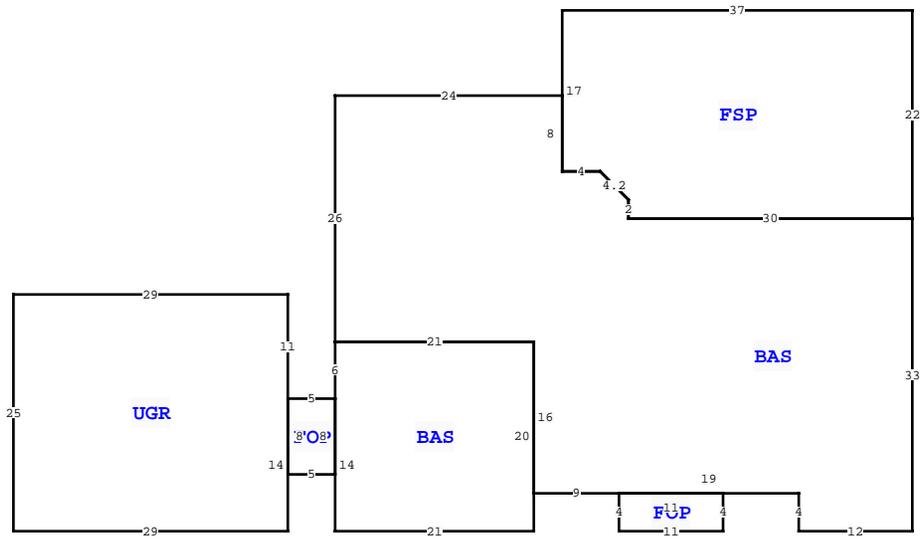
LYONS KENNETH D
189 NW WILDFLOWER LN
LAKE CITY, FL 32055

2026

12-3S-15-00167-024
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 80	
Exterior Wall	31	VINYL SID 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	420	100	
BAS	1,824	100	
FOP	40	30	
FOP	44	30	
FSP	784	40	
UGR	725	45	
TOTALS	3,837		

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%	1998		416,947	1997	1997	0	0	29.40	70.60
Heated Area: 2244 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		294,365	
TOTAL MARKET OB/XF VALUE		3,179	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		357,544	
SOH/AGL Deduction		127,388	
ASSESSED VALUE		230,156	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		173,745	
TOTAL JUST VALUE		357,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046046	Roof Replacement	18,620	12/06/2022
15083	GARAGE	100	02/16/1999
12047	SFR	310	01/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1992	11/27/2024	LE	U	I	14	100
GRANTOR: LYONS KENNETH D (ENH)						
GRANTEE: LYONS KIRK ANTHONY(
0803/0994	3/22/1995	WD	Q	V		21,500
GRANTOR: TED R & CAROL J CAMPB						
GRANTEE: KENNETH D & LINDA A						

EXTRA FEATURES		189 NW WILDFLOWER LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0166	CONC, PAVMT	0 100
3	0294	SHED WOOD/	0 100

L	OB/XF	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	719.00	UT	1.50	1.50	100	1997	1997	3	100	1,079	
2	0166	CONC, PAVMT	0	100	20	20	400.00	UT	1.50	1.50	100	1999	1999	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
TOTAL OB/XF 3,179																	

BUILDING NOTES									
BAS= W24 S26 BAS= S6 FOP= W5 UGR= N11 W29 S25 E29 N14\$ S8 E5 N8\$ S14 E21 N20 W21\$ E21 S16 E9 FOP= S4 E11 N4 W11\$ E19 S4 E12 N33 FSP= N22 W37 S17 E4 R3 D3 S2 E30\$ W30 N2 U3 L3 W4 N8\$.									

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	DPH 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	60,000.00	60,000.00	60,000							