

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

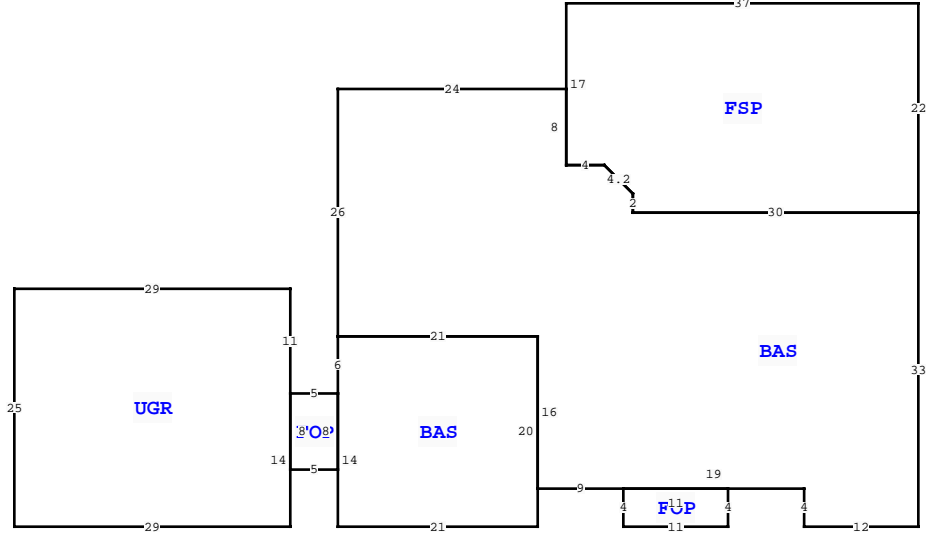
LYONS KENNETH D
189 NW WILDFLOWER LN
LAKE CITY, FL 32055

2026

12-3S-15-00167-024


ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,909	125.7300	140.82	409,645	1997	1997	0	0	29.40	70.60
1 SINGLE FAM 100% - 1998 Heated Area: 2244 HX Base Yr 1998											



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC																																																
07 07	0100	SINGLE FAMILY	12315.010 1.00/																																																
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr><td>BAS</td><td>420</td><td>100</td><td></td><td>420</td><td>41,756</td></tr> <tr><td>BAS</td><td>1,824</td><td>100</td><td></td><td>1,824</td><td>181,340</td></tr> <tr><td>FOP</td><td>40</td><td>30</td><td></td><td>12</td><td>1,193</td></tr> <tr><td>FOP</td><td>44</td><td>30</td><td></td><td>13</td><td>1,293</td></tr> <tr><td>FSP</td><td>784</td><td>40</td><td></td><td>314</td><td>31,217</td></tr> <tr><td>UGR</td><td>725</td><td>45</td><td></td><td>326</td><td>32,410</td></tr> <tr><td>TOTALS</td><td>3,837</td><td></td><td></td><td>2,909</td><td>289,209</td></tr> </tbody> </table>				AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	420	100		420	41,756	BAS	1,824	100		1,824	181,340	FOP	40	30		12	1,193	FOP	44	30		13	1,293	FSP	784	40		314	31,217	UGR	725	45		326	32,410	TOTALS	3,837			2,909	289,209
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		289,209	
TOTAL MARKET OB/XF VALUE		3,179	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		352,388	
SOH/AGL Deduction		122,232	
ASSESSED VALUE		230,156	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		173,745	
TOTAL JUST VALUE		352,388	
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																
L N	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	719.00	UT	1.50	1.50	100	1997	1997	3	100	1,079	
2	0166	CONC, PAVMT	0	100	20	400.00	UT	1.50	1.50	100	1999	1999	3	100	600	
3	0294	SHED WOOD/	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

TOTAL OB/XF												3,179												
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							

BUILDING NOTES											
BUILDING DIMENSIONS											
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																								
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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							