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

2027

12-3S-15-00167-024

BUILDING CHARACTERISTICS

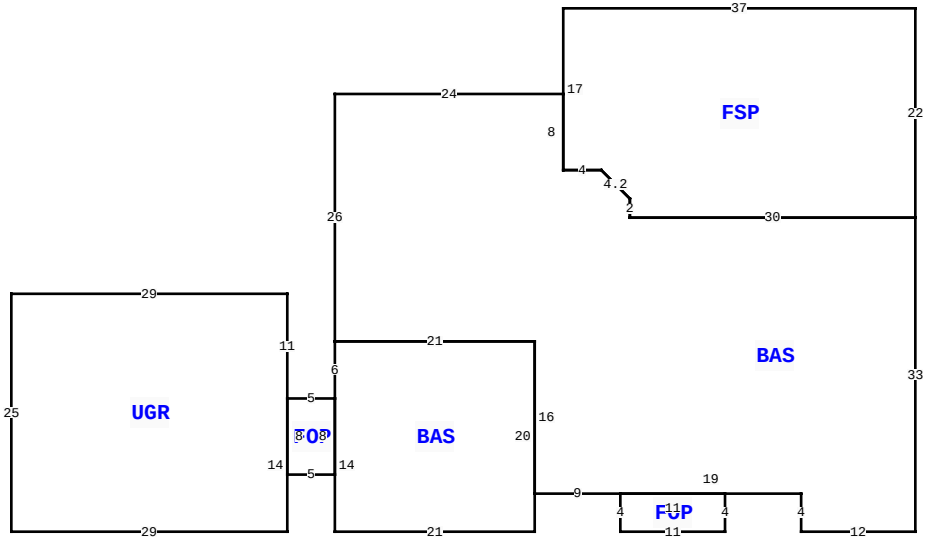
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	41,009
BAS	1,824	100		1,824	178,095
FOP	40	30		12	1,172
FOP	44	30		13	1,269
FSP	784	40		314	30,659
UGR	725	45		326	31,831
TOTALS	3,837			2,909	284,034

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	138.30	402,315	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 1998 Heated Area: 2244 HX Base Yr 1998



189 NW WILDFLOWER LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	284,034
TOTAL MARKET OB/XF VALUE	3,179
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	347,213
SOH/AGL Deduction	110,152
ASSESSED VALUE	237,061
TOTAL EXEMPTION VALUE	HX HB WR 56,411
BASE TAXABLE VALUE	180,650
TOTAL JUST VALUE	347,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,388

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						

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

TOTAL OB/XF 3,179

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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/27/2023 BY JS Total Acres: 4.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS