COMM SE COR OF LOT 13 BLOCK C
OAKHAVEN S/D, RUN S 171.26 FT,
W 991.54 FT, S 30.01 FT FOR

GRIFFIN ROBERT W JR/GRIFFIN MAUREEN L
184 NW WILDFLOWER LN
LAKE CITY, FL 32055-8083

2027

12-3S-15-00167-100

BUILDING CHARACTERISTICS

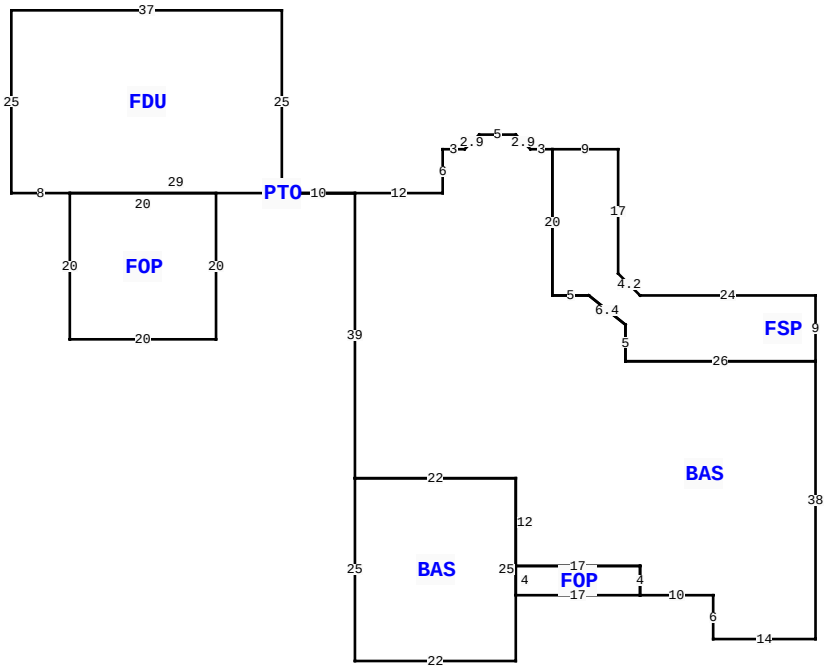
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	550	100		550	53,769
BAS	2,485	100		2,485	242,937
FDU	925	60		555	54,258
FOP	68	30		20	1,955
FOP	400	30		120	11,731
FSP	429	40		172	16,815
PTO	0	5		0	0
TOTALS	4,857			3,902	381,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,902	121.7425	133.92	522,556	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2016 Heated Area: 3035 HX Base Yr 2016



184 NW WILDFLOWER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	982.00	UT	3.00	3.00	100	1998	1998	3	100	2,946	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
3	0280	POOL R/CON	0	100	0	0	892.00	UT	70.00	70.00	100	2017	2017	3	84	52,450	
4	0210	GARAGE U	0	100	32	40	1,280.00	UT	16.00	16.00	80	2017	2017	3	80	16,384	
5	0166	CONC,PAVMT	0	100	0	0	1,650.00	UT	2.00	2.00	100	2017	2017	3	100	3,300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 77,280

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/16/2024 BY JS Total Acres: 4.02 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		381,466
TOTAL MARKET OB/XF VALUE		77,280
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		518,746
SOH/AGL Deduction		137,147
ASSESSED VALUE		381,599
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		325,188
TOTAL JUST VALUE		518,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051404	Roof Replacement	38,366	11/06/2024
34602	ADDN SFR	516	10/31/2016
34568	POOL	515	10/19/2016
14335	SFR	380	07/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1533	10/01/2018	QC	U	I	11	100
GRANTOR: AMBER L HIGLEY, ROBER						
GRANTEE: ROBERT W JR & MAURE						
1292/0996	3/27/2015	WD	Q	I	01	235,000
GRANTOR: CRYSTAL A FERWERDA						
GRANTEE: AMBER L HIGLEY, ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= W10 FDU= N25 W37 S25 E8 FOP= S20 E20 N20 W20$ E29$ E10$ S39 BAS= S25 E22 N25 W22$ E22 S12 FOP= S4 E17 N4 W17$ E17 S4 E10 S6 E14 N38 FSP= N9 W24 L3 U3 N17 W9 S20 E5 R5 D4 S5 E26$ W26 N5 U4 L5 W5 N20 W3 U2 L2 W5 L2 D2 W3 S6$.