THE E 104 FT OF W 202 FT OF SE1/ OF NE1/4 AS LIES S OF MYRTIS & C ORB 669-200 & A STRIP OF LAND DE

WILCOXSON TORREY
PO BOX 3547
LAKE CITY, FL 32056

2027

12-5S-16-03591-001

BUILDING CHARACTERISTICS

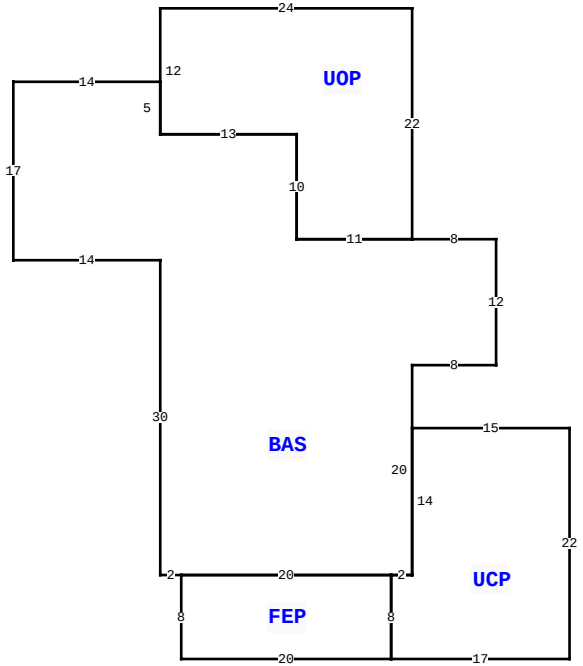
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	78,358
FEP	160	80		128	8,141
UCP	346	20		69	4,389
UOP	398	20		80	5,088
TOTALS	2,136			1,509	95,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	88.9542	97.85	147,656	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1232 HX Base Yr



4256 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,976
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	121,876
SOH/AGL Deduction	0
ASSESSED VALUE	121,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,876
TOTAL JUST VALUE	121,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2030	2/22/2024	QC	U	I	11	100
GRANTOR: PERKINS ILYSSA NICOLE						
GRANTEE: WILCOXSON TORREY						
1414/0323	6/25/2020	WD	U	I	11	100
GRANTOR: OLIVER JACKSON WILLIA						
GRANTEE: ILYSSA NICOLE PERKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N22 W24 S12 E13S10 E11$ W11 N10 W13 N5 W14 S17 E14 S30 E2 FEP= S8 E20 N8W20$ E20 UCP= S8 E17 N22 W15 S14 W2$ E2 N20 E8 N12$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	20,000.00	20,000.00	23,400							

REVIEW DATE 09/19/2019 BY KR Total Acres: 1.17 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS