

BEG AT INTERS OF E R/W OF OLD WI
OF SEC, RUN S 884.16 FT, E 795 F
135 FT, N 334.16 FT, W 660 FT TO

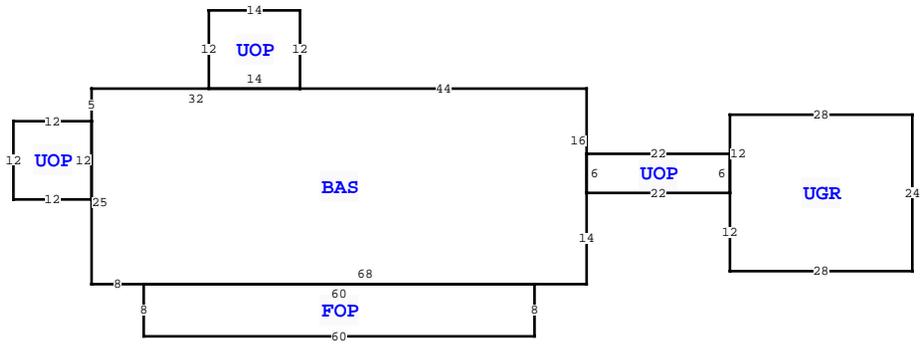
WILLIAMS SYLVIA REVOCABLE TR
769 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

13-5S-16-03604-002

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0210	01	2,815	113.8100	108.12	304,358	2007	2007	0	0	45.00	55.00		
1 MODULAR 1 100% - 2008 Heated Area: 2280 HX Base Yr 2008													



Quality	04 04				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	13516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	135,583
FOP	480	30		144	8,563
UGR	672	45		302	17,959
UOP	132	20		26	1,546
UOP	144	20		29	1,724
UOP	168	20		34	2,022
TOTALS	3,876			2,815	167,397

769 SW OLD WIRE RD, LAKE CITY

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0031	BARN,MT AE	0	100	40	60	UT	15.00	15.00	100	2007	2007	3	100	36,000	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	UT	11.00	11.00	100	2009	2009	3	100	1,320	
4	0166	CONC,PAVMT	0	100	0	0	UT	2.25	2.25	100	2009	2009	3	100	1,089	
5	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	

TOTAL OB/XF 47,409

LAND DESCRIPTION																								
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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	445.00	445.00	1,784							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	167,397			
TOTAL MARKET OB/XF VALUE	47,409			
TOTAL LAND VALUE - MARKET	53,100			
TOTAL MARKET VALUE	229,590			
SOH/AGL Deduction	42,384			
ASSESSED VALUE	187,206			
TOTAL EXEMPTION VALUE	98 HX HB 187,206			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	267,906			
NCON VALUE	800			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	283,369			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052277	Roof Replacement	36,518	03/10/2025
35305	M H	532	05/11/2017
25684	SFR	275	04/02/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0558	2/07/2019	WD P	I	I	98	100
GRANTOR: SYLVIA JACKSON WILLIA						
GRANTEE: CODY D WILLIAMS & L						
1370/2576	10/15/2018	WD U	I	I	11	100
GRANTOR: SYLVIA JACKSON WILLIA						
GRANTEE: SYLVIA WILLIAMS REV						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 UOP= N12 W14 S12 E14\$ W32 S5 UOP= W12 S12 E12 N12\$ S25E8 FOP= S8 E60 N8 W60\$ E68 N14 UOP= E22 UGR= S12 E28 N24 W28 S12\$ N6 W22 S6\$ N16\$.