BEG SE COR OF NW1/4 OF SEC, RUN W 1295.71 FT TO E R/W SR 133, S FT, SW 809.07 FT, E 1910.14 FT,

WILSON JOHN GARY/WILSON PATRICIA L
P O BOX 2061
LAKE CITY, FL 32056

2027

15-4S-17-08359-002

BUILDING CHARACTERISTICS

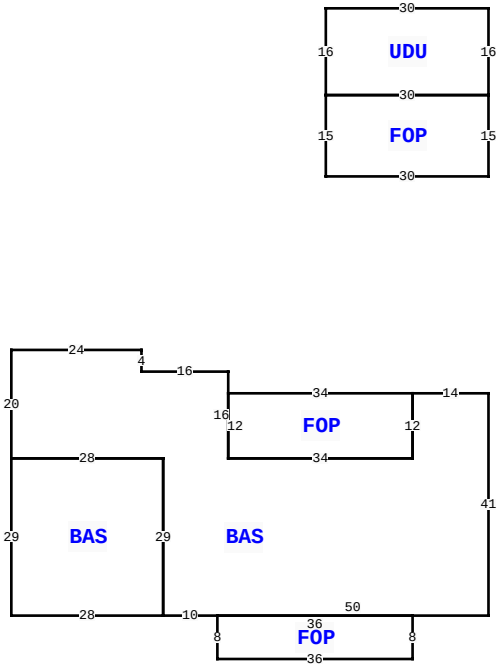
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100		812	91,375
BAS	2,644	100		2,644	297,533
FOP	288	30		86	9,678
FOP	408	30		122	13,729
FOP	450	30		135	15,191
UDU	480	55		264	29,708
TOTALS	5,082			4,063	457,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,063	114.9500	126.44	513,726	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 3456 HX Base Yr 2015



3345 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	457,216
TOTAL MARKET OB/XF VALUE	51,892
TOTAL LAND VALUE - MARKET	290,600
TOTAL MARKET VALUE	530,152
SOH/AGL Deduction	148,420
ASSESSED VALUE	381,732
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	330,321
TOTAL JUST VALUE	799,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	808,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32216	POOL	215	08/19/2014
31110	SFR	1,104	06/07/2013
19047	PUMP/UTPOL	30	12/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/1513	4/05/2004	WD	U	V	07	163,600
GRANTOR: HENLEY						
GRANTEE: JOHN G & PATRICIA W						
0913/1479	10/26/2000	WD	U	V	07	52,500
GRANTOR: M KIRKLAND						
GRANTEE: JOHN G & PATRICIA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W34 S12 E34 N12$ S12 W34 N16 W16 N4 W24 S20
BAS= S29 E28 N29 W28 $ E28 S29 E10FOP= S8 E36 N8 W36$ E50
N41$ PTR= N40 FOP= N15 UDU= N16 W30 S16 E30$ W30 S15 E30$
S40$.

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	0040	BARN,POLE	0	100	36	100	5,040.00	UT	3.00	3.00	100	2001	2001	3	100	15,120	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	4,000	
10	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2014	2014	3	76	22,344	

LAND DESCRIPTION

TOTAL OB/XF 44,264

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-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		RSF-2	0.00	0.00	50.12	AC		1.00	1.00	1.00	281.00	281.00	14,084							
3	6200	A	PASTURE 3	0		RSF-2	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
4	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	57.12	AC		1.00	1.00	1.00	5,000.00	5,000.00	285,600							

REVIEW DATE 04/25/2017 BY BC Total Acres: 58.12 Total Land Value: 21,044 Market: 285,600 Agricultural: 16,044 Common: 5,000 PRINTED 11/17/2026 BY SYS

BEG SE COR OF NW1/4 OF SEC, RUN
W 1295.71 FT TO E R/W SR 133, S
FT, SW 809.07 FT, E 1910.14 FT,

WILSON JOHN GARY/WILSON PATRICIA L
P O BOX 2061
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2027

15-4S-17-08359-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0166	CONC,PAVMT	0	100	0	0	3,564.00	UT	2.00	2.00	100	2014	2014	3	100	7,128	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,628

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

REVIEW DATE 04/25/2017 BY BC Total Acres: 58.12 Total Land Value: 21,044 Market: 285,600 Agricultural: 16,044 Common: 5,000 PRINTED 11/17/2026 BY SYS