

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

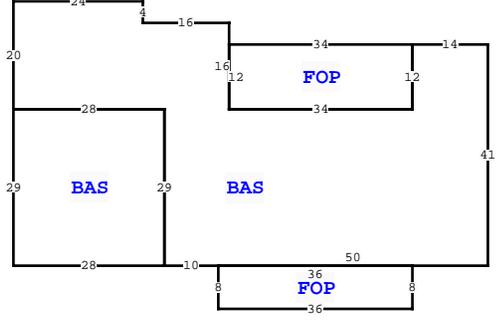
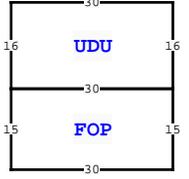
2026

15-4S-17-08359-002

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 Floor	15	HARDTILE 80
Interior Floor	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 Units	05	CONV 100 0 100

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	131.04	532,416	2014	2014	0	0	0	11.00	89.00		

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



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	94,700
BAS	2,644	100		2,644	308,358
FOP	288	30		86	10,029
FOP	408	30		122	14,228
FOP	450	30		135	15,744
UDU	480	55		264	30,790
TOTALS	5,082			4,063	473,850

3345 SE COUNTRY CLUB RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			473,850
TOTAL MARKET OB/XF VALUE			51,892
TOTAL LAND VALUE - MARKET			290,600
TOTAL MARKET VALUE			546,786
SOH/AGL Deduction			175,705
ASSESSED VALUE			371,081
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			319,670
TOTAL JUST VALUE			816,342
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			814,138

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

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

LAND DESCRIPTION																								
TOTAL OB/XF 44,264																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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\$.																

