COMM NW COR OF SE1/4, RUN E 1127 FT FOR POB, S 785.47 FT, W 2422. C-133, N ALONG R/W 785.47 FT, E

WILSON JOHN G/WILSON PATRICIA
PO BOX 2061
LAKE CITY, FL 32056-2061

2027

15-4S-17-08359-007

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	14	CARPET 80
Interior Floo	06	VINYL ASB 20
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	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

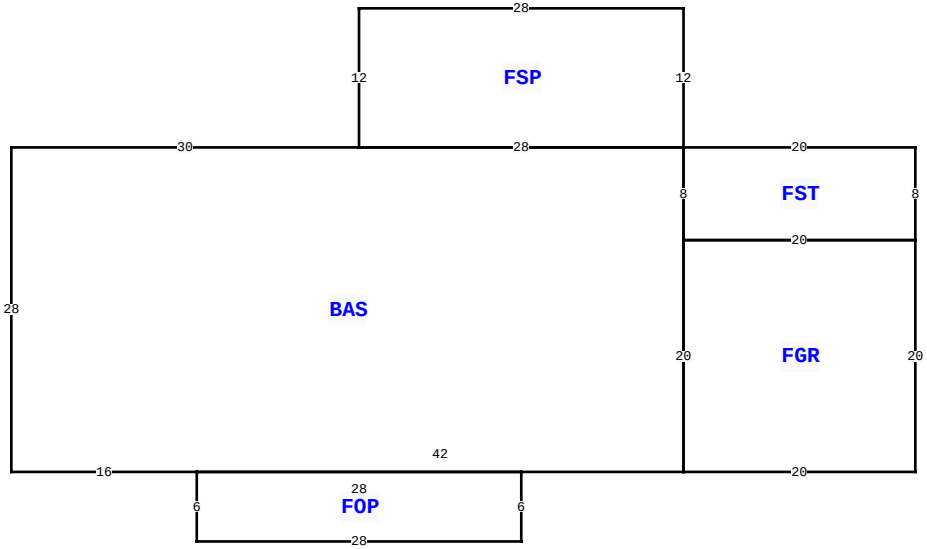
NEIGHBORHOOD/LOC 15417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	51,529
FGR	400	55		220	6,980
FOP	168	30		50	1,587
FSP	336	40		134	4,252
FST	160	55		88	2,792
TOTALS	2,688			2,116	67,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0600	01	2,116	91.5680	70.51	149,199	1978	1978	0	0	15	40.00	45.00

1 SFR RENTAL 100% - 2019 Heated Area: 1624 HX Base Yr 2019



3465 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		67,140
TOTAL MARKET OB/XF VALUE		3,550
TOTAL LAND VALUE - MARKET		8,986
TOTAL MARKET VALUE		79,676
SOH/AGL Deduction		0
ASSESSED VALUE		79,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,265
TOTAL JUST VALUE		79,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056369	Roof Replacement	13,580	08/19/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/92	6/29/2026	WD	U	I	37	200,000
GRANTOR: HENLEY JASON ADAM						
GRANTEE: WILSON JOHN G						
1221/1747	9/20/2011	QC	U	I	11	100
GRANTOR: JASON ADAM HENLEY						
GRANTEE: JASON ADAM HENLEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 E16 FOP= S6 E28N6 W28$ E42 FGR= E20 N20 W20 S20$ N20 FST= E20 N8 W20 S8$ N8 FSP= N12 W28 S12 E28$ W28$.

LAND DESCRIPTION

TOTAL OB/XF 3,550

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.97	AC		1.00	1.00	0.10	4,500.00	450.00	4,486							

REVIEW DATE 08/24/2026 BY CM Total Acres: 10.97 Total Land Value: 8,986 Market: 0 Agricultural: 0 Common: 8,986 PRINTED 11/17/2026 BY SYS