LOT 20 VILLAGE WOOD S/D UNIT 1
ORB 461-196, 646-487, 665-188,
740-315, 740-738, 747-970,

WADE MARY LYNN
185 SE POLK LN
LAKE CITY, FL 32025

2027

15-4S-17-08360-020

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 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

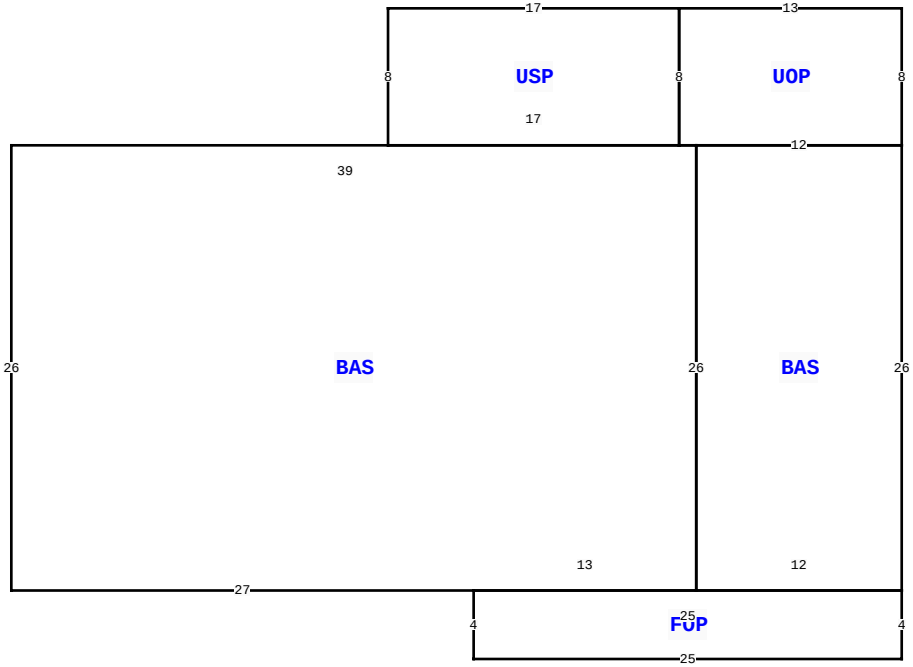
NEIGHBORHOOD/LOC 15417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,508
BAS	1,040	100		1,040	85,027
FOP	100	30		30	2,452
UOP	104	20		21	1,717
USP	136	35		48	3,924
TOTALS	1,692			1,451	118,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	114.3450	125.78	182,507	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1352 HX Base Yr



185 SE POLK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,630
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	138,530
SOH/AGL Deduction	70,063
ASSESSED VALUE	68,467
TOTAL EXEMPTION VALUE	HX HB 43,467
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	138,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,690

SALE:2:1: LOT 20 VILLAGEWOOD UNIT 1

SALE:1:1: LOT 20, VILLAGEWOOD UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055635	Remodel	6,300	05/08/2026
000045151	Solar Power Syste	30,035	08/10/2022
31753	REMODEL	75	02/19/2014
27063	MAINT/ALTR	35	06/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0747/0970	6/13/1991	QC	Q	I	01	0
GRANTOR: FHA						
GRANTEE: MARY LYNN WADE						
0740/0315	12/26/1990	WD	Q	I	04	0
GRANTOR: MICHAEL WALDRON						
GRANTEE: FARMERS HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 USP= N8 W17 S8 E17$W39 S26 E27 FOP= S4 E25 N4 W25$
E13 BAS= E12 N26 W12 S26$ N26$ UOP= E12 N8 W13 S8 E1$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS