

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

2026

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 Floor	14	CARPET 90
Interior Floor	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	1. 100
Architectual Units	05	CONV 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
BAS	312	100
BAS	1,040	100
FOP	100	30
UOP	104	20
USP	136	35
TOTALS	1,692	

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	128.07	185,830	1980	1980	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				120,790		
TOTAL MARKET OB/XF VALUE				1,400		
TOTAL LAND VALUE - MARKET				18,500		
TOTAL MARKET VALUE				140,690		
SOH/AGL Deduction				74,217		
ASSESSED VALUE				66,473		
TOTAL EXEMPTION VALUE				HX HB 41,473		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				140,690		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				140,690		
SALE:2:1: LOT 20 VILLAGWOOD UNIT 1						
SALE:1:1: LOT 20, VILLAGWOOD UNIT 1						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
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																
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	0166	CONC,PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2013	2013	3	100	300	
3	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2013	2013	3	100	300	
4	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2013	2013	3	100	400	
TOTAL OB/XF														1,400		

LAND DESCRIPTION														TOTAL OB/XF										
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	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							