LOT 10 ROLLING HILLS S/D.

790-2300, WD 1099-1862, QC 1489-

WILSON SUSAN AND VICTOR LIVING TRUST DATED APRIL 2
344 SE JONATHAN WAY
LAKE CITY, FL 32025

2027

15-4S-17-08360-210

BUILDING CHARACTERISTICS

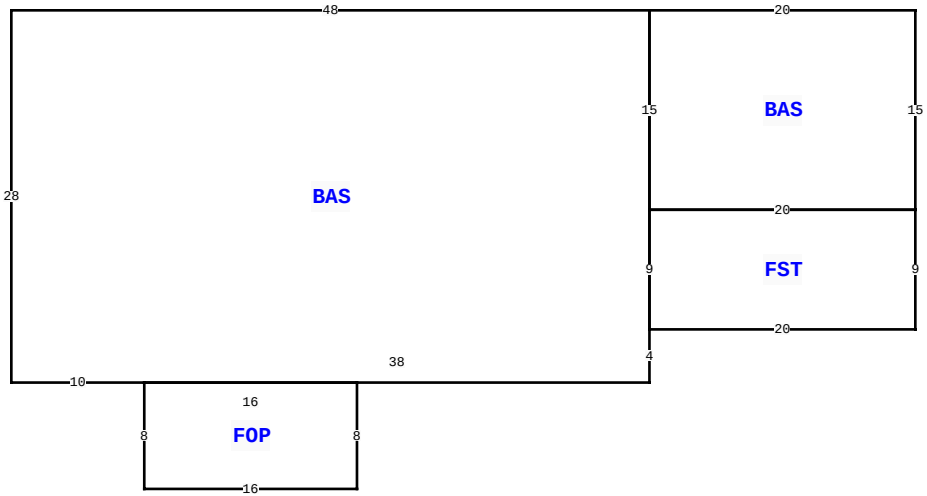
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	27,606
BAS	1,344	100		1,344	123,676
FOP	128	30		38	3,497
FST	180	55		99	9,110
TOTALS	1,952			1,781	163,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	128.7000	141.57	252,136	1984	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1644 HX Base Yr 2007



344 SE JONATHAN WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	100	22	23	506.00	UT	5.00	5.00	100	2002	2002	3	100	2,530	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,888
TOTAL MARKET OB/XF VALUE		3,730
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		190,118
SOH/AGL Deduction		53,502
ASSESSED VALUE		136,616
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,205
TOTAL JUST VALUE		190,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19923	ADDN SFR	65	09/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1059	4/28/2023	QC	U	I	11	100
GRANTOR: WILSON SUSAN D						
GRANTEE: WILSON SUSAN AND VI						
1099/1862	10/19/2006	WD	Q	I		165,000
GRANTOR: BILLIE ANN SOVA						
GRANTEE: ISLA ELDRIDGE & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 E10 FOP= S8 E16N8 W16$ E38 N4 FST= E20 N9 W20 S9$ N9 BAS= E20 N15 W20 S15$ N15$.

LAND DESCRIPTION

TOTAL OB/XF 3,730

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	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/24/2017 BY BC Total Acres: 0.61 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS