LOT 5 TIMBERLANE S/D.

758-387, 923-1566, 928-2480, 936

WILSON WANDA D
134 SW VELMA GLN
LAKE CITY, FL 32024-5237

2027

15-5S-16-03622-055

BUILDING CHARACTERISTICS

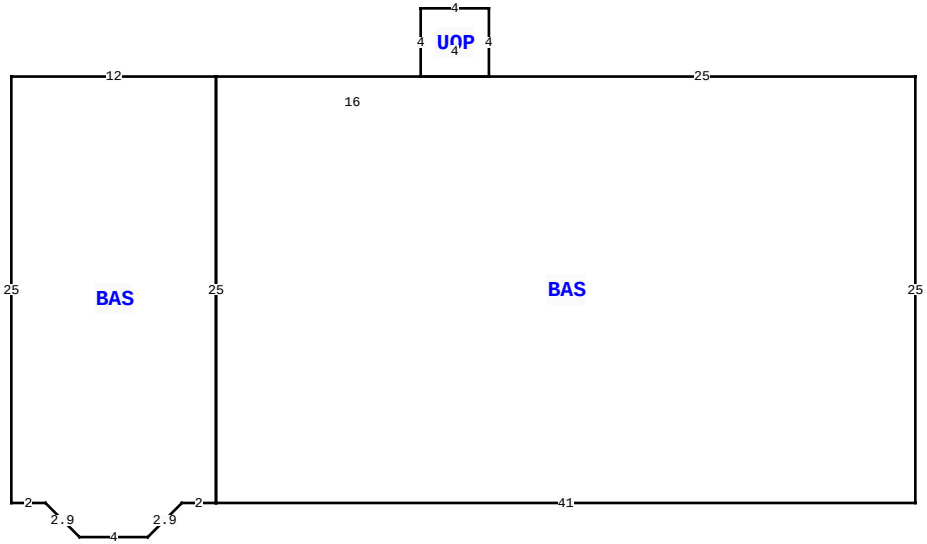
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	15516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	27,593
BAS	1,025	100		1,025	90,651
UOP	16	20		3	265
TOTALS	1,353			1,340	118,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,340	120.0000	132.00	176,880	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2018 Heated Area: 1337 HX Base Yr 2018



134 SW VELMA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	120	9	1,080.00	UT	2.50	2.50	50	0	0	3	50	1,350	
2	0280	POOL R/CON	0	100	10	24	240.00	UT	70.00	70.00	100	2001	2001	3	40	6,720	
3	0282	POOL ENCL	0	100	23	32	736.00	UT	15.00	15.00	100	2001	2001	3	40	4,416	
4	0294	SHED WOOD/	0	100	16	24	384.00	UT	9.00	9.00	50	2001	2001	3	50	1,728	
5	0294	SHED WOOD/	0	100	8	10	80.00	UT	9.00	9.00	100	2001	2001	3	100	720	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,510
TOTAL MARKET OB/XF VALUE		15,234
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		155,744
SOH/AGL Deduction		40,251
ASSESSED VALUE		115,493
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,082
TOTAL JUST VALUE		155,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049019	Roof Replacement	8,450	01/16/2024
18607	POOL	115	08/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0045	11/30/2017	WD	Q	I	01	90,000
GRANTOR: MATTHEW M GERBEC						
GRANTEE: WANDA D WILSON						
1229/0309	1/31/2012	WD	Q	I	01	88,000
GRANTOR: NORTH FLORIDA REDEVEL						
GRANTEE: MATTHEW M GERBEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N4 W4 S4 E4$ W16 BAS= W12 S25 E2 D2 R2 E4 R2 U2 E2 N25$ S25 E41 N25$.

LAND DESCRIPTION

TOTAL OB/XF 15,234

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/18/2026 BY KS Total Acres: 1.04 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS