COMM SE COR OF SEC, RUN W 1720.2 FT, NE 281.45 FT, SE 512.44 FT F SE 110 FT, SW 210 FT, NW 176.74

WOOD JIMMY
118 SW WISDON WAY
LAKE CITY, FL 32025

**2027**

**16-4S-17-08378-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

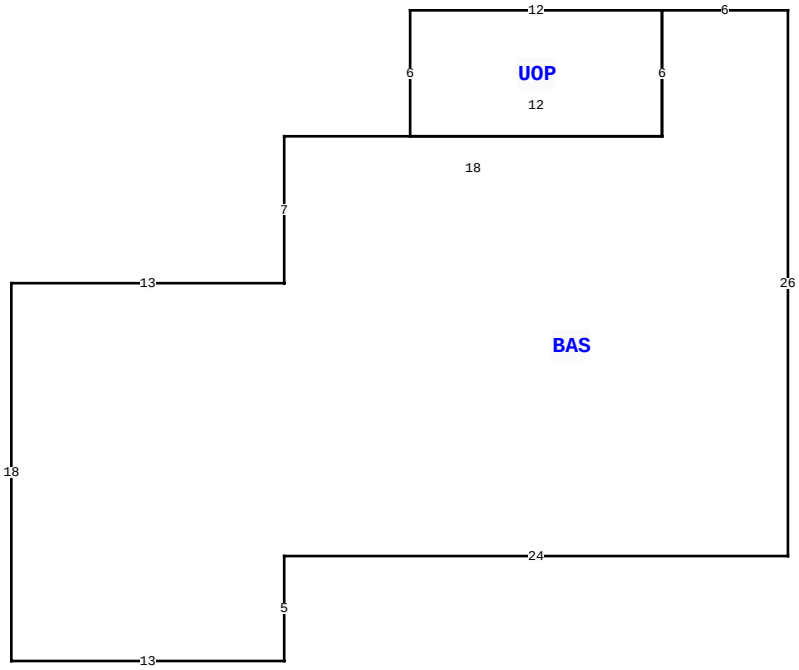
NEIGHBORHOOD/LOC 16417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 750 | 100 | | 750 | 45,289 |
| UOP | 72 | 20 | | 14 | 846 |
| TOTALS | 822 | | | 764 | 46,134 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 764 | 84.4569 | 92.90 | 70,976 | 1945 | 1945 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 750 HX Base Yr




1770 SE COUNTY ROAD 252 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 46,134 |
| TOTAL MARKET OB/XF VALUE | 1,000 |
| TOTAL LAND VALUE - MARKET | 10,596 |
| TOTAL MARKET VALUE | 57,730 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 57,730 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,730 |
| TOTAL JUST VALUE | 57,730 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 58,570 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1506/2676 | 1/23/2024 | WD | Q | I | 01 | 65,000 |
| GRANTOR: MONTPETIT CAITLINRAE | | | | | | |
| GRANTEE: WOOD JIMMY | | | | | | |
| 1479/1759 | 11/18/2022 | WD | U | I | 11 | 100 |
| GRANTOR: MONTPETIT JOSEPH D II | | | | | | |
| GRANTEE: MONTPETIT CAITLINRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 UOP= W12 S6 E12 N6$ S6 W18 S7 W13 S18 E13 N5 E24 N26$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,000

| 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 | 0 | | A-1 | 0.00 | 0.00 | 0.57 | AC | | 1.00 | 1.00 | 1.43 | 13,000.00 | 18,590.00 | 10,596 | | | | | | | |

REVIEW DATE 01/31/2024 BY TP Total Acres: 0.57 Total Land Value: 10,596 Market: 0 Agricultural: 0 Common: 10,596 PRINTED 11/17/2026 BY SYS