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

2026

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

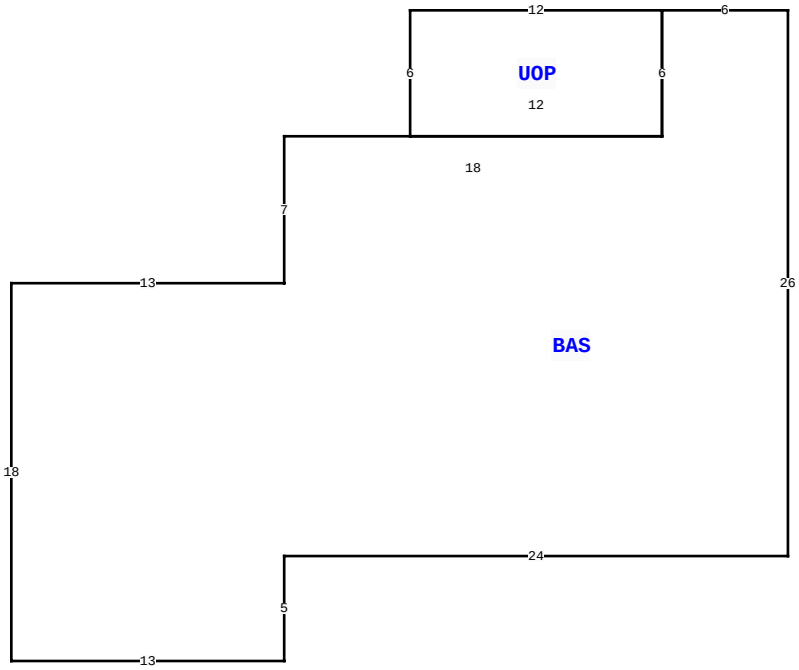
NEIGHBORHOOD/LOC 16417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	46,113
UOP	72	20		14	861
TOTALS	822			764	46,974

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	94.59	72,267	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	46,974
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	10,596
TOTAL MARKET VALUE	58,570
SOH/AGL Deduction	0
ASSESSED VALUE	58,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,570
TOTAL JUST VALUE	58,570
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 06/22/2026 BY SYS