

LOT 9 SOUTH POINTE S/D & ALSO BE
9, N 29.52 FT, W 368.69 FT, S 29
OF SAID LOT 9, E 368.68 FT TO PO

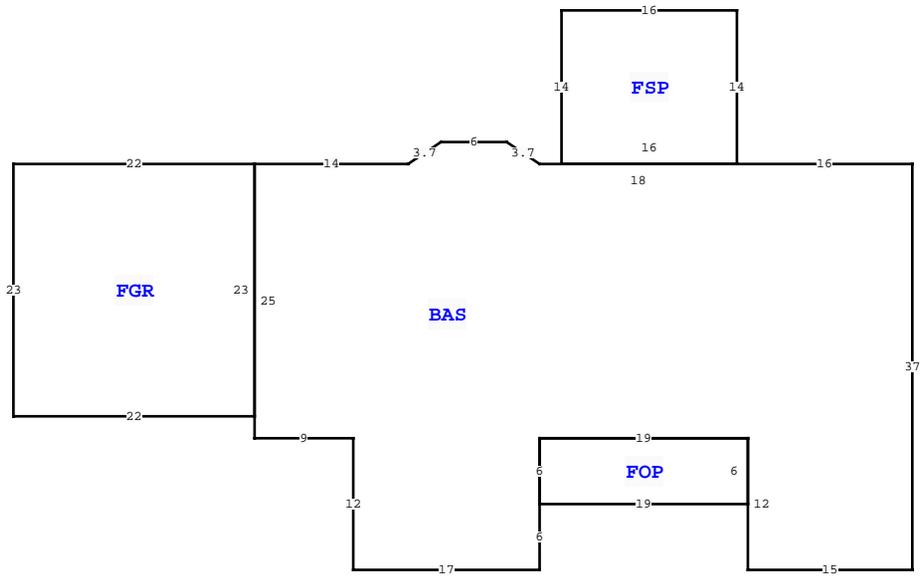
WILSON VIRGIL A SR
403 SW ADOBE POINT LN
LAKE CITY, FL 32024

2026

17-4S-16-03051-109

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2009		Heated Area: 1902					HX Base Yr 2009		



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	17416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	229,708
FGR	506	55		278	33,575
FOP	114	30		34	4,106
FSP	224	40		90	10,870
TOTALS	2,746			2,304	278,258

403 SW ADOBE POINTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025
INC DATE		AG DATE	MLU

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	5,124.00	UT	3.00	3.00	100	2001	2001	3	100	15,372	
2	0020	BARN, FR	0	100	30	50	1,500.00	UT	10.00	10.00	100	2009	2009	3	100	15,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

TOTAL OB/XF 30,672

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.25	60,000.00	75,000.00	75,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			278,258
TOTAL MARKET OB/XF VALUE			30,672
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			383,930
SOH/AGL Deduction			155,581
ASSESSED VALUE			228,349
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			171,938
TOTAL JUST VALUE			383,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			403,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041590	Roof Replacement	15,000	03/24/2021
17769	SFR	323	12/21/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0443	11/19/2010	WD	U	I	11	100

GRANTOR: VIRGIL A SR & DONNA S
GRANTEE: VIRGIL SR & DONNA S

1159/1336	9/30/2008	WD	Q	I		317,500
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GRANTOR: ELAINE TOLAR
GRANTEE: VIRGIL SR & DONNA S

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 FSP= N14 W16 S14 E16\$ W18 L3 U2 W6 D2 L3 W14 FGR= W22 S23 E22 N23\$ S25 E9 S12 E17 N6 FOP= E19 N6 W19 S6\$ N6 E19 S12 E15 N37\$.