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

2027

17-4S-16-03051-109

BUILDING CHARACTERISTICS

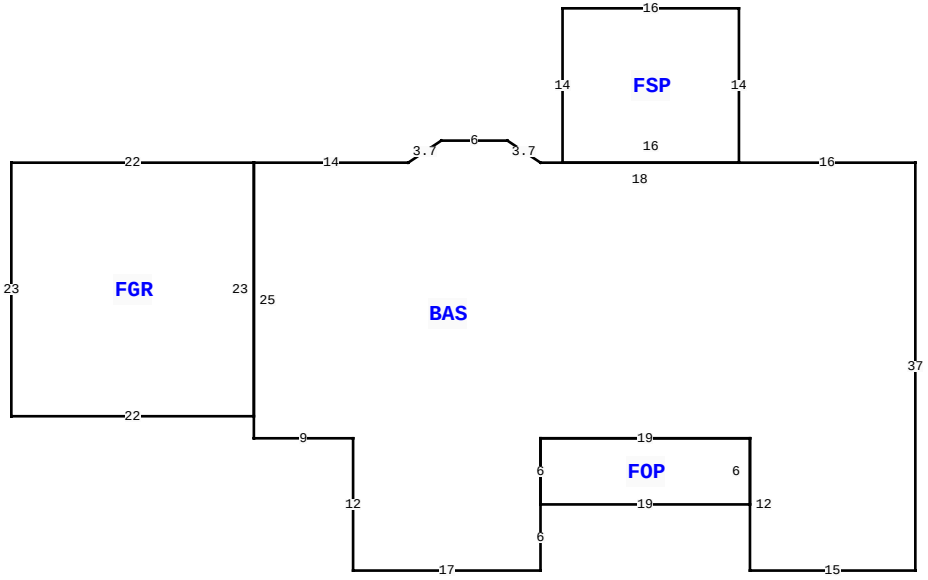
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 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	221,642
FGR	506	55		278	32,396
FOP	114	30		34	3,962
FSP	224	40		90	10,488
TOTALS	2,746			2,304	268,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	139.3920	153.33	353,272	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2009 Heated Area: 1902 HX Base Yr 2009



403 SW ADOBE POINTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		268,487
TOTAL MARKET OB/XF VALUE		30,672
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		374,159
SOH/AGL Deduction		138,960
ASSESSED VALUE		235,199
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		178,788
TOTAL JUST VALUE		374,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,044

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
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$.

LAND DESCRIPTION

TOTAL OB/XF 30,672

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	1.25	60,000.00	75,000.00	75,000							

REVIEW DATE 04/05/2021 BY JS Total Acres: 6.69 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS