THE W 698.75 FT OF NE1/4 OF NE1/
NW COR OF SE1/4 OF NE1/4, RUN E
S 267.59 FT, W 690.47 FT, N 355.

LAMMERS FRED J/LAMMERS VICKI
309 N MARION AVE
LAKE CITY, FL 32055-2845

2027

19-5S-17-09287-001

BUILDING CHARACTERISTICS

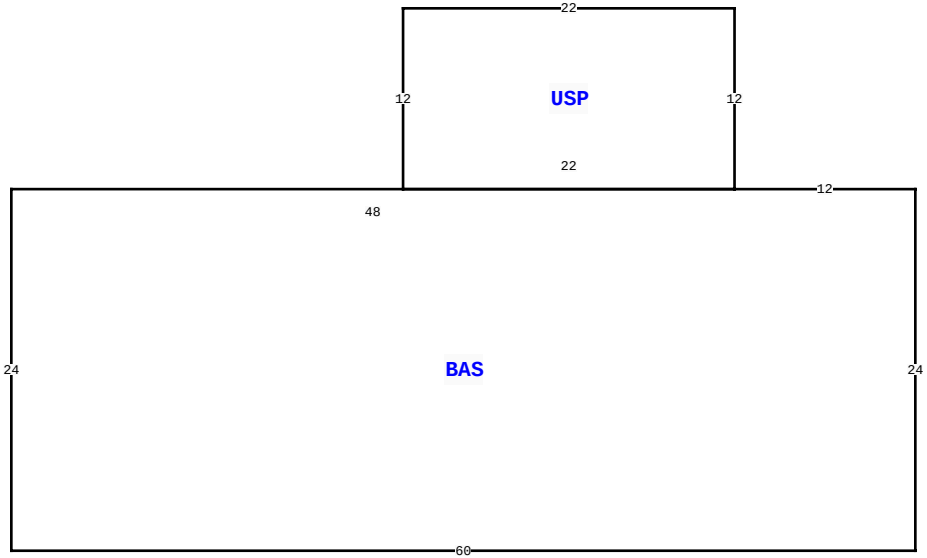
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	34,808
USP	264	35		92	2,224
TOTALS	1,704			1,532	37,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,532	100.7100	60.43	92,579	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 50% - 0 Heated Area: 1440 HX Base Yr



446 SW WILDWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0296	SHED METAL	0	50	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
2	0285	SALVAGE	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,032
TOTAL MARKET OB/XF VALUE		8,660
TOTAL LAND VALUE - MARKET		252,720
TOTAL MARKET VALUE		69,990
SOH/AGL Deduction		20,846
ASSESSED VALUE		49,144
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		24,144
TOTAL JUST VALUE		298,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N12 W22 S12 E22$ W48 S24 E60 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,660

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	0200	C	MBL HM	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	41.12	AC		1.00	1.00	1.00	445.00	445.00	18,298							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.12	AC		1.00	1.00	1.00	6,000.00	6,000.00	246,720							

REVIEW DATE 08/10/2017 BY DF Total Acres: 42.12 Total Land Value: 24,298 Market: 246,720 Agricultural: 18,298 Common: 6,000 PRINTED 11/17/2026 BY SYS