COMM NE COR OF SE1/4 OF NE1/4, R
FOR POB, CONT W 253.43 FT, S 10
CUL-DE-SAC, S'RLY ALONG CURVE, 1

GASPARRINI FRANK IV/GASPARRINI AMY CONNER
451 SW WILDWOOD CT
LAKE CITY, FL 32024

**2026**

**19-5S-17-09290-011**

## BUILDING CHARACTERISTICS

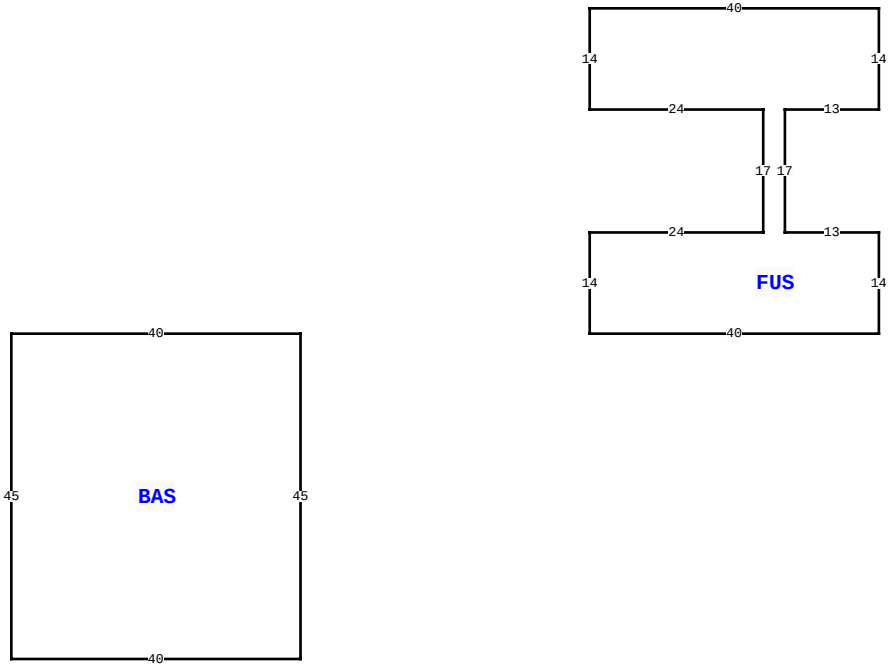
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,800 | 100 | | 1,800 | 178,473 |
| FUS | 1,171 | 100 | | 1,171 | 116,106 |
| TOTALS | 2,971 | | | 2,971 | 294,579 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,971 | 99.7500 | 111.72 | 331,920 | 2016 | 2016 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SINGLE FAM 100% - 2017 Heated Area: 2971 HX Base Yr 2017




451 SW WILDWOOD CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 294,579 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 312,579 |
| SOH/AGL Deduction | | 107,891 |
| ASSESSED VALUE | | 204,688 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 153,277 |
| TOTAL JUST VALUE | | 312,579 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,728 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34025 | MAINT/ALTR | 715 | 05/04/2016 |
| 31826 | MAINT/ALTR | 200 | 03/21/2014 |
| 30689 | STORAGE | 353 | 12/26/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1237/1499 | 6/28/2012 | QC | U | V | 11 | 100 |
| GRANTOR: JERRY L & WANDA CONNE | | | | | | |
| GRANTEE: FRANK IV & AMY CONN | | | | | | |
| 1175/2587 | 6/25/2009 | QC | U | V | 11 | 7,500 |
| GRANTOR: JERRY JR & CORINNE CO | | | | | | |
| GRANTEE: JERRY SR & WANDA CO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S45 E40 N45$ PTR= E40 FUS= E40 N14 W13 N17 E13 N14 W40 S14 E24 S17 W24 S14$ W40$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |

REVIEW DATE 08/10/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/10/2026 BY SYS