

LOT 2 VILLA GRANADA S/D.
747-1782, 786-428, 786-1655, 900

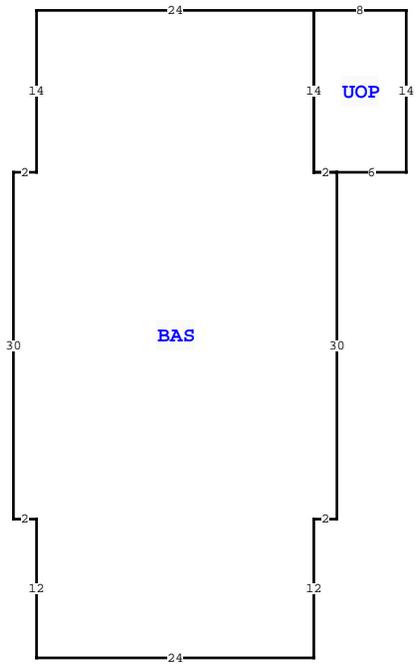
WIGGINS LUCY/GUESS ANTHONY T
569 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05390-000
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 13 | LAM/VNLPLK | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 03 | FORCED AIR | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 20317.060 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,464 | 100 | |
| UOP | 112 | 20 | |
| TOTALS | 1,576 | | |

| 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% | 2025 | | | | | | | | |
| | | | | | Heated Area: 1464 | | | | | | |
| | | | | | HX Base Yr 2025 | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 2 | |
|---|-------------------|--------------|------------|-------------|--------|------------|
| VALUATION BY | | STANDARD | | | | |
| Tax Group: 2 | | Tax Dist: | | | | |
| BUILDING MARKET VALUE | | 124,273 | | | | |
| TOTAL MARKET OB/XF VALUE | | 5,950 | | | | |
| TOTAL LAND VALUE - MARKET | | 9,650 | | | | |
| TOTAL MARKET VALUE | | 139,873 | | | | |
| SOH/AGL Deduction | | 0 | | | | |
| ASSESSED VALUE | | 139,873 | | | | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | | | | |
| BASE TAXABLE VALUE | | 88,462 | | | | |
| TOTAL JUST VALUE | | 139,873 | | | | |
| NCON VALUE | | 5,400 | | | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | 132,290 | | | | |
| SALE:2:1: \$.60 STAMPS | | | | | | |
| SALE:1:1: LOT 2 VILLA GRANADA | | | | | | |
| XFOB:1:1: THIS IS AN OLD FAMILY DWELLING | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 000051712 | Storage Building | 7,676 | 12/04/2024 | | | |
| 000051239 | Right-of-Way Acce | | 10/24/2024 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1510/2374 | 3/18/2024 | WD Q | Q | I | 01 | 149,000 |
| GRANTOR: PIVOTAL PROPERTIES OF | | | | | | |
| GRANTEE: WIGGINS LUCY | | | | | | |
| 1211/2649 | 4/08/2011 | WD U | I | 30 | | 100 |
| GRANTOR: ERIC & ELIZABETH DUNN | | | | | | |
| GRANTEE: PIVOTAL PROPERTIES | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W24 S14 W2 S30 E2 S12 E24 N12 E2 N30 UOP= E6 N14 W8 S14 E2\$ W2 N14\$. | | | | | | |

| 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | | 1.00 | UT 700.00 | 50 | 1999 | 1999 | 3 | 50 | 350 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 3 | 0030 | BARN, MT | 0 | 100 | 18 | 20 | | 360.00 | UT 15.00 | 100 | 2026 | 2025 | | 100 | 5,400 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 19,300.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 9,650 | | | | | | | |