

COMM SW COR OF SEC, RUN E 2555.3
RD, N 217.76 FT, W 40 FT FOR POB
FT, N 212 FT, E 156.75 FT TO RD

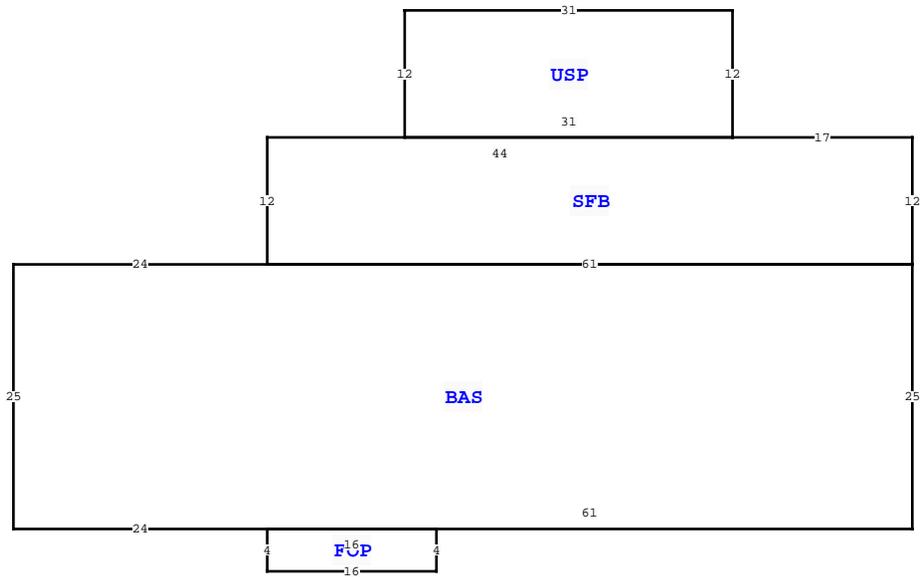
WILSON FLORENCE/WILSON DRAYMENSKI THORNE
1388 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08604-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	08	WD OR PLY	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,125	100	
FOP	64	30	
SFB	732	80	
USP	372	35	
TOTALS	3,293		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,860	91.5705	102.56	293,322	1975	1975		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2857 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	190,659			
TOTAL MARKET OB/XF VALUE	1,760			
TOTAL LAND VALUE - MARKET	5,700			
TOTAL MARKET VALUE	198,119			
SOH/AGL Deduction	93,051			
ASSESSED VALUE	105,068			
TOTAL EXEMPTION VALUE	98 HX HB		105,068	
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	198,119			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	198,119			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0139	3/20/2017	WD	U	I	11	100
GRANTOR: FLORENCE WILSON AS IN						
GRANTEE: FLORENCE WILSON & D						
1313/2541	4/25/2016	WD	U	I	11	100
GRANTOR: FLORENCE WILSON						
GRANTEE: FLORENCE WILSON AS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/15/2022	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	1.00	UT	0.00	0.00	100	0	0	3	100	260	
2	0294	SHED WOOD/	0	100	8	18	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

BUILDING DIMENSIONS	
BAS= W24 S25 E24 FOP= S4 E16 N4 W16\$ E61 N25 SFB= N12W17	
USP= N12 W31 S12 E31 \$ W44 S12 E61\$ W61\$.	

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		A-1	0.00	0.00	0.76	AC		1.00	1.00	1.00	7,500.00	7,500.00	5,700							